

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

East Cambridgeshire Local Plan

Draft Final Sustainability Appraisal

Version 4
Updated April 2014

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1. Non-technical summary

1.1 Overview

1.1.1 This section provides a summary of the key findings from the Draft Final Sustainability Appraisal (version 4) of the East Cambridgeshire Pre-submission Draft Local Plan. Following the Examination of the Draft Local Plan in February 2014, a number of further modifications have been proposed. The Sustainability Appraisal has been updated to reflect these proposed modifications published in April 2014.

1.1.2 The Local Plan policies have been considered in relation to the key themes which are set out in the Sustainability Framework as set out below:

- Land and water resources (Sustainability Appraisal objectives: 1.1, 1.2 and 1.3)
- Biodiversity (SA objectives: 2.1, 2.2 and 2.3)
- Landscape, townscape and archaeology (SA objectives: 3.1, 3.2 and 3.3)
- Climate Change and pollution (SA objectives: 4.1, 4.2 and 4.3)
- Healthy communities (SA objectives: 5.1, 5.2 and 5.3)
- Inclusive communities (SA objectives: 6.1, 6.2, 6.3 and 6.4)
- Economic activity (SA objectives: 7.1, 7.2 and 7.3)

1.1.3 The district wide policies set out in Part 1 of the Local Plan and the site specific allocations for each town and village where growth is proposed have been considered together against these objectives.

1.2 Strategic Growth Policies (Policies GROWTH 1 – 9)

Land and water resources

1.2.1 The majority of the strategic growth policies are expected to have a neutral or minor positive impact on these objectives. However Policy GROWTH 1 (Levels of housing, employment and retail, growth) is expected to have a significant negative impact on objective 1.1 (Undeveloped land). This is due to the limited amount of brownfield land which is available within the district and that the majority of allocation sites proposed in the Local Plan (with the exception of parts of Ely) are greenfield sites.

Biodiversity

1.2.2 The majority of the strategic growth policies are expected to have a neutral or minor positive impact (in the case of Policy GROWTH 2) on these objectives. No significant adverse impacts have been identified for any of the strategic growth policies in relation to these objectives.

1.2.3 Policy GROWTH 3 is expected to have a significant positive impact on objective 2.1 (Nature sites and species). This is due to the proposed requirement for green infrastructure provision as a result of development which can serve a number of functions including biodiversity enhancement.

Landscape, townscape and archaeology

- 1.2.4 The majority of the strategic growth policies are expected to have a neutral impact on these objectives.
- 1.2.5 However Policy GROWTH 3 is expected to have a significant positive impact on objective 3.3 (Design and layout). This is due to the requirement for physical, social and environmental infrastructure to be provided which will contribute to developments being of a high quality design.

Climate change and pollution

- 1.2.6 The majority of the strategic growth policies are expected to have a neutral or uncertain impact on these objectives. No significant adverse impacts have been identified for any of the strategic growth policies in relation to these objectives.
- 1.2.7 Minor negative impacts are expected as a result of Policy GROWTH 1 which sets out the expected scales of housing, employment and retail growth within the district. This will have negative impacts as a result of increased emissions, waste and the potential for developments being located at risk of flooding.
- 1.2.8 However Policy GROWTH 3 is also expected to have a significant positive impact on objective 4.1 (Pollutants) and 4.2 (Waste production).

Healthy communities

- 1.2.9 The strategic growth policies are expected to have a neutral or uncertain impact on these objectives. No significant adverse impacts have been identified for any of the strategic growth policies in relation to these objectives.

Inclusive communities

- 1.2.10 Generally the strategic growth policies are expected to have a significant positive impact on objectives these objectives. No significant adverse impacts have been identified for any of the strategic growth policies in relation to these objectives.
- 1.2.11 Policies GROWTH 2 and 4 are expected to have a significant positive impact on objective 6.1 (Accessibility) by focusing development in the main settlements within the district and enabling infrastructure to be provided alongside growth.
- 1.2.12 Policy GROWTH 3 is expected to have a significant positive impact on objective 6.2 (Inequalities) by requiring the provision of additional physical, social and green infrastructure as a result of new development which will benefit all residents within the district.
- 1.2.13 Policies GROWTH 1, 2, 4 and 6 are also expected to have a significant positive impact on objective 6.4 (Community involvement).

Economic activity

- 1.2.14 Generally the strategic growth policies are expected to have a significant positive impact on these objectives. No significant adverse impacts have been identified for any of the strategic growth policies in relation to these objectives.
- 1.2.15 Policies GROWTH 2, 4 and 5 are expected to have a significant positive impacts on objective 7.1 (Access to work).

1.2.16 Policies GROWTH 1, 2, 4 and 5 are also expected to have a significant positive impacts on objective 7.2 (Investment) and 7.3 (Local economy).

1.3 Housing Policies (Policies HOU 1 – 9)

Land and water resources

1.3.1 The housing policies are generally expected to have a positive or neutral impact on these objectives. No significant adverse impacts have been identified for any of the housing policies in relation to these objectives. In addition Policies HOU 2 and 7 are expected to have a significant positive impact on objective 1.1 (Undeveloped land) by protecting undeveloped agricultural land from unnecessary development.

1.3.2 However some minor adverse impacts have been identified where certain types of housing development will be allowed on undeveloped sites outside of identified settlement boundaries (Policies HOU 5, 6 and 9).

Biodiversity

1.3.3 The housing policies are generally expected to have a neutral or uncertain impact on these objectives. No significant adverse or positive impacts have been identified for any of the housing policies in relation to these objectives.

1.3.4 Policy HOU 2 (Housing density) is expected to have a minor positive impact on objectives 2.1 (Nature sites and species) and 2.2 (Biodiversity) as it will limit potential impacts on designated and non-designated nature conservation sites and priority species of biodiversity importance.

Landscape, townscape and archaeology

1.3.5 The housing policies are generally expected to have a positive impact with no significant adverse impacts identified for any of the housing policies in relation to these objectives. With significant positive impacts identified for objectives 3.2 (Landscape and townscape character) and 3.3 (Design and layout) as a result of policies HOU 1, 2 and 8.

1.3.6 Policies HOU 1 and 2 are expected to have a significant positive impact on objective 3.2 by promoting a range of house type and styles and ensuring that the character of an area is considered as part of the design process.

1.3.7 Policies HOU 1, 2 and 8 are expected to have a significant positive impact on objective 3.3 by ensuring that the character of an area is considered as part of the design process and ensuring buildings in the countryside have regard to the setting and are of a high quality.

Climate change and pollution

1.3.8 The housing policies are generally expected to have a neutral impact with a number of policies providing a minor positive impact on these objectives. No significant adverse impacts have been identified for any of the housing policies in relation to these objectives.

1.3.9 Policies HOU 2, 4 and 5 are expected to have a minor positive impact in relation to these objectives by providing housing in locations which will reduce the need to travel e.g. closely related to existing settlements and public transport routes.

Healthy communities

1.3.10 The housing policies are generally expected to have a neutral impact. However Policy HOU 9 could have a potentially significant beneficial impact in relation to objective 5.2 (crime) by reducing the likelihood of unauthorised encampments and developments.

Inclusive communities

1.3.11 The majority of housing policies are expected to have positive impact on these objective 6.3 (housing need) with a neutral or beneficial impact on the other objectives. No significant adverse impacts have been identified for any of the housing policies in relation to these objectives.

1.3.12 Policies HOU 1, 4 and 9 are expected to have a significant positive impact in relation to objective 6.3 (Housing need) by providing a suitable mix of housing and further opportunities for affordable housing and gypsy and traveller sites in locations which would not normally be considered for housing.

1.3.13 Similarly Policy HOU 2 and 6 are expected to have a potentially significant impact in relation to objective 6.3.

Economic activity

1.3.14 The majority of housing policies are expected to have a neutral impact on these objectives. No significant adverse impacts have been identified for any of the housing policies in relation to these objectives.

1.3.15 Minor beneficial impacts have also been identified for policies HOU 1, HOU 3, HOU 4, HOU 5 and HOU 7 in relation to objectives 7.1 (Access to work) and 7.3 (Local economy).

1.4 Employment Policies (Policies EMP 1 – 10)

Land and water resources

1.4.1 The majority of the employment policies are expected to have a neutral or minor positive impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.

1.4.2 Policy EMP 1 (Retention of existing employment sites and allocations) is expected to have a potentially significant positive impact on objective 1.1 (Undeveloped land) by retaining existing employment land and allocations which will help to prevent the use of greenfield land.

Biodiversity

1.4.3 The majority of the employment policies are expected to have a neutral or uncertain impacts on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.

1.4.4 EMP 9 (Holiday and seasonal occupancy conditions) is also expected to have a minor positive impact on objective 2.1 (Nature sites and species) through the application of seasonal planning conditions.

Landscape, townscape and archaeology

1.4.5 The majority of the employment policies are expected to have a neutral or uncertain impacts on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives. Policy EMP 4 (Re-use and replacement of existing

buildings in the countryside) is expected to have a potentially significant positive impact on objective 3.2 (Landscape and townscape character) by helping to preserve and enhance buildings of visual or architectural merit.

- 1.4.6 Policies EMP 2 and 9 are also expected to have a minor positive impact on objective 3.2 (Landscape and townscape character).

Climate change and pollution

- 1.4.7 The majority of the employment policies are expected to have a neutral impacts on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives. Policy EMP 5 and 8 are expected to have a potentially significant positive impact on objective 7.1 (Access to work).

- 1.4.8 Policies EMP 2 and 4 are also expected to have a minor negative impact on objective 4.1 (Pollutants) by allowing additional development in the countryside (which is unlikely to reduce the need to travel).

Healthy communities

- 1.4.9 The majority of the employment policies are expected to have a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives. Policy EMP 1 is expected to have a potentially significant positive impact on objective 5.1 (Health).

Inclusive communities

- 1.4.10 The majority of the employment policies are expected to have a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives

Economic activity

- 1.4.11 The employment policies are expected to have a generally positive impact on these objectives. Policy EMP 1 is expected to have a significant positive impact on objective 7.1 (Access to work) by providing a range of employment sites in accessible locations.
- 1.4.12 Policies EMP 5 and 6 are also expected to have a potentially significant positive impact on objective 7.1 (Access to work) by supporting the rural economy and the horse racing industry.
- 1.4.13 Policies EMP 3, 4, 5 and 6 are expected to have a potentially significant positive impact on objective 7.2 (Investment).
- 1.4.14 Policies EMP 1 and 2 are expected to have a significant positive impact on objectives 7.3 (Local economy).The remainder of the employment policies are expected to have a potentially positive impact on objectives 7.3.
- 1.4.15 Policies EMP 3, 4, 5 and 6 are expected to have a potentially significant positive impact on objective 7.3 (Investment).
- 1.4.16 Policy EMP 1 (Retention of existing employment sites and allocations) is expected to have a potentially significant positive impact on objective 1.1 (Undeveloped land) by retaining existing employment sites which will prevent the development of greenfield land. Policy EMP 4 (Re-use and replacement of existing buildings in the countryside) is expected to have a minor positive impact on objective 1.1 (Undeveloped land) by retaining existing employment sites which will prevent the development of greenfield land.

1.5 Environment and Climate Change Policies (Policies ENV 1 – 16)

Land and water resources

- 1.5.1 The environment and climate change policies are expected to have a positive or a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives
- 1.5.2 Policies ENV 1 and 10 are expected to have a significant positive impact on objective 1.1 (Undeveloped land) by seeking to conserve the natural landscape of the district and conserving undeveloped land in located in the Cambridge Green Belt.
- 1.5.3 Policies ENV 2 is expected to have a significant positive impact on objective 1.2 (Energy use) as it requires development to incorporate sustainable construction principles and methods.
- 1.5.4 Policies ENV 4 is expected to have a significant positive impact on objectives 1.2 (Energy use) and 1.3 (Water consumption) by requiring most development to be zero carbon and minimise resource use.
- 1.5.5 Policies ENV 5 (Renewable energy developments) is also expected to have a significant positive impact on objective 1.2 (Energy use) and objective 1.3 (Water consumption) by reducing energy consumption.

Biodiversity

- 1.5.6 The environment and climate change policies are expected to have a positive or a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives
- 1.5.7 Policy ENV 7 (Biodiversity and geology) is expected to have a significant positive impact on objective 2.1 (Nature sites and species), 2.2 (Biodiversity) as the main purpose of this policy is to protecting nature conservation sites and species.
- 1.5.8 Policy ENV 4 (Energy efficiency and renewable energy in construction) is expected to have a potentially significant positive impact on objective 2.1 (Nature sites and species), 2.2 (Access to wildlife) by requiring Code for Sustainable Homes standards which includes standards for ecological impact.

Landscape, townscape and archaeology

- 1.5.9 The environment and climate change policies are expected to have a positive or a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.
- 1.5.10 Policy ENV 2 (Design) is expected to have a significant positive impact on objective 3.1 (Historical assets), objective 3.2 (Landscape and townscape character) and objective 3.3 (Design and layout).
- 1.5.11 Policy ENV 4 (Energy efficiency and renewable energy and construction) is expected to have a potentially significant positive impact on objective 3.2 (Landscape and townscape character).
- 1.5.12 Policy ENV 10 (Green Belt) is expected to have a potentially significant positive impact on objective 3.1 (Historical assets) and 3.2 (Landscape and townscape character) as it seeks to conserve undeveloped land in the Cambridge Green Belt including the historic setting of villages and the landscape character in the district.

- 1.5.13 Policy ENV 11 (Conservation Areas) is expected to have a significant positive impact on objective 3.2 (landscape and townscape character) as it provides added protection for historic assets in conservation areas.
- 1.5.14 Policy ENV 12 (Listed Buildings) is expected to have a significant positive impact on objective 3.1 (Historical assets) as it provides added protection for listed buildings.
- 1.5.15 Policies ENV 13 (Locally listed buildings) and ENV 14 (Sites of archaeological interest) are also expected to have a potentially significant positive impact on objective 3.1 (Historical assets) as these policies provides added protection for heritage buildings of local character and archaeological remains.
- 1.5.16 Policies ENV 15 (Historic Parks and Gardens) and ENV 16 (Enabling development) are also expected to have a potentially significant positive impact on objective 3.1 (Historical assets) as these provide protection for historic parks, gardens and buildings which contribute to landscape and townscape quality.

Climate change and pollution

- 1.5.17 The environment and climate change policies are expected to have a positive or a neutral impact on these objectives. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.
- 1.5.18 Policy ENV 4 (Energy efficiency and renewable energy and construction) is expected to have a significant positive impact on objective 4.1 (Pollutants), 4.2 (Waste production) and 4.3 (Climate change).
- 1.5.19 Policies ENV 5 (Carbon off-setting) is expected to have a significant positive impact on objective 4.1 (Pollutants) by requiring carbon reduction through the inclusion on-site measures as part of development.
- 1.5.20 Policies ENV 6 (Renewable energy developments) is expected to have a significant positive impact on objective 4.1 (pollutants) by increasing the use of renewable energy.
- 1.5.21 Policy ENV 9 (Pollution) is expected to have a significant positive impact on objective 4.1 (Pollutants) as its main purpose is to reduce all forms of emissions and pollution as a result of development.
- 1.5.22 Policy ENV 8 (Flood risk) is expected to have a significant positive impact on objective 4.3 (Climate change) by employing a risk based approach to flood risk which involves both adaptation and mitigation of climate change.

Healthy communities

- 1.5.23 The environment and climate change policies are expected to have a neutral impact on these objectives with a number of policies having a positive impact as set out below. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.
- 1.5.24 Policies ENV 4 is expected to have a significant positive impact on objective 5.1 (Health) as it seeks to ensure that housing is built to Code for Sustainable Homes standards (including good daylight and sound insulation and private space).
- 1.5.25 Policies ENV 2 is expected to have a potentially significant positive impact on objective 5.1 (Health), 5.2 (Crime) and 5.3 (Open space),

1.5.26 Policy ENV 9 (Pollution) is expected to have a significant positive impact on objective 5.1 (Health) as its main purpose is to reduce all forms of emissions and pollution as a result of development.

Inclusive communities

1.5.27 The majority of the environment and climate change policies are expected to have a neutral impact on these objectives with a number of policies having a positive impact as set out below. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.

1.5.28 Policies ENV 1 and 3 are expected to have a minor positive impact on objective 6.1 (Accessibility) and 6.2 (Inequalities) by protecting and enhancing the open landscape and maintaining and creating attractive town and village centres.

1.5.29 Policy ENV 2 (Design) is expected to have a minor positive impact on objective 6.2 (Inequalities) and 6.4 (Community involvement) as a result of promoting high quality design and involving the community in the design process.

1.5.30 Policies ENV 3 and 7 are expected to have a minor positive impact on objective 6.2 (Inequalities) by and protecting and enhancing biodiversity and ensuring access to shops which is of benefit to all residents.

Economic activity

1.5.31 The environment and climate change policies are expected to have a positive impact on these objectives with a number of policies having a potentially significant positive impact as set out below. No significant adverse impacts have been identified for any of the employment policies in relation to these objectives.

1.5.32 Policy ENV 6 is expected to have a potentially significant positive impact on objectives 7.1 (Access to work) and 7.2 (Investment).

1.5.33 Policies ENV 1 is expected to have a potentially significant positive impact on objectives 7.3 (Local economy).

1.5.34 Policy ENV 1 is expected to have a minor positive impact on objective 7.1 (Access to work)

1.5.35 Policies ENV 2 and 7 is expected to have a minor positive impact on objectives 7.1 (Access to work), 7.2 (Investment) and 7.3 (Local economy).

1.5.36 Policy ENV 8 is expected to have a minor positive impact on objectives 7.2 and 7.3.

1.5.37 Policy ENV 9 is expected to have a minor positive impact on objectives 7.1 and 7.3.

1.5.38 Policy ENV 4 is expected to have a minor positive impact on objective 7.2.

1.5.39 Policy ENV 5 is expected to have a minor positive impact on objective 7.3.

1.5.40 Policies ENV 11 to 16 are also expected to have a minor positive impact on objective 7.3.

1.6 Community Facilities and Services Policies (Policies COM 1 – 8)

Land and water resources

- 1.6.1 The majority of the community facilities and services policies are expected to have a neutral impact on these policies. However Policy COM 7 (Transport impact) is expected to have a potentially significant beneficial impact on objective 1.2 as it will encourage transport modes other than car which will reduce the use of non-renewable resources.
- 1.6.2 Policies COM 4 and COM 5 are also expected to have a minor beneficial impact on objectives 1.1 (Undeveloped land) and 1.3 (Water consumption).

Biodiversity

- 1.6.3 The majority of the community facilities and services policies are expected to have a neutral or uncertain impact on these objectives (in the case of Policy COM 1 and Policy COM 6). However policy COM 5 (Green infrastructure) which aims to protect and promote green infrastructure is expected to have potentially significant beneficial impacts in relation to objectives 2.1, 2.2 and

Landscape, townscape and archaeology

- 1.6.4 The majority of the community facilities and services policies are expected to have a neutral or uncertain impact on these objectives (in the case of Policy COM 1).
- 1.6.5 However Policies COM 3, 4 and 7 are expected to have a minor beneficial impact on objective 3.3 (Design and layout).

Climate change and pollution

- 1.6.6 The majority of the community facilities and services policies are expected to have a neutral or uncertain impact on these objectives (in the case of Policy COM 1).
- 1.6.7 Policy COM 5 is expected to have a potentially significant beneficial impact on objective 4.3 (Climate change) by ensuring natural landscapes are protected it will help to conserve water resources and reduce run off during rainy periods. Policies COM 2 and 6 are expected to have a minor beneficial impact on objective 4.3 (Climate change).
- 1.6.8 Policy COM 7 is expected to have a potentially significant beneficial impact on objective 4.1 (Pollutants) as it will help to reduce greenhouse gases and emissions by encouraging alternative transport modes including walking, cycling and public transport.

Healthy communities

- 1.6.9 Policy COM 5 is expected to have a significant beneficial impact on objective 5.1 (Health) and 5.3 (Open space) as it seeks to protect, enhance and improve green and open spaces within the district which will have associated health benefits. Similarly Policies COM 3 and 4 are also expected to have potentially significant beneficial impacts on objective 5.1 by protecting existing open spaces and community facilities as well as promoting the provision of new healthcare facilities.
- 1.6.10 Policy COM 7 is expected to have a potentially significant beneficial impact on objective 5.1 (Health) by encouraging alternative transport modes including walking and cycling which will have health benefits.

Inclusive communities

- 1.6.11 The community facilities and services policies are expected to have a largely positive impact on these objectives. With the exception of case of objective 6.3 (Housing Need) were there is expected to be a neutral impact.
- 1.6.12 Policy COM 4 is expected to have a significant beneficial impact on objective 6.4 (Community Involvement) as it seeks to promote new facilities within communities which will provide opportunities for community engagement.
- 1.6.13 Policies COM 1, 5 and 6 are expected to have a potentially significant beneficial impact on objective 6.1 (Accessibility) by supporting development in town centres, improving the availability of leisure opportunities and providing access to services and information on-line.
- 1.6.14 Policies COM 3 and 6 are expected to have a potentially significant beneficial impact on objective 6.2 (Inequalities) by protecting community facilities and open spaces which will benefit all residents regardless of age or income and by helping to reduce digital exclusion in more rural parts of the district.
- 1.6.15 There also expected to be a number of minor beneficial impacts on objectives 6.1 (Accessibility) and 6.2 (Inequalities) as a result of policies COM 1, 3, 6 and 8.

Economic activity

- 1.6.16 The community facilities and services policies are expected to have a largely positive impact on these objectives. However Policy COM 3 (Retaining community facilities) is expected to have a significant negative impact on objective 7.3 (Local economy).
- 1.6.17 Policy COM 1 and 2 are expected to have a potentially significant beneficial impact on objective 7.3 (Local economy) by encouraging the development of town centres locations and contributing to the viability and vitality of these areas.
- 1.6.18 Policy COM 6 are expected to have a potentially significant beneficial impact on objective 7.1 (Access to work), 7.2 (Involvement) and 7.3 (Local economy) by potentially creating further job opportunities, improving access to education and training and improving the competitiveness of businesses.
- 1.6.19 There also expected to be a number of minor beneficial impacts on objectives 7.1 (Access to work), 7.2 (Involvement) and 7.3 (Local economy) as a result of Policies COM 4, 5, 7 and 8.

1.7 Potential effects of the site allocations in the pre-submission Draft Local Plan

- 1.7.1 The allocations for employment, residential and mixed use development sites at each town and village are shown on proposals maps in the Local Plan and set out in the following policies:
- Ely: ELY 1 – ELY 9
 - Soham: SOH 1 – SOH 9
 - Littleport: LIT 1 – LIT 6
 - Barway: BAR 1 and BAR 2
 - Bottisham: BOT 1 and BOT 2
 - Burwell: BUR 1 – BUR 3
 - Cheveley: CHV 1 and CHV 2
 - Fordham: FRD 1 - 7

- Haddenham: HAD 1 – HAD 3
- Isleham: ISL 1 – ISL 6
- Little Downham: LTD 1 – LTD 2
- Prickwillow: PRW 1
- Pymoor: PYM 1
- Sutton: SUT 1
- Swaffham Prior: SWP 1 and SWP 2
- Wentworth: WEN 1 and WEN 2
- Wicken: WIC 1 and WIC 2
- Gypsy and Traveller site allocations

Ely

- 1.7.2 Each of the potential site allocations has been considered against the objectives outlined in the Sustainability Framework. For each town and village an assessment has been made of the available options for housing, retail and mixed use sites against these objectives. Further details of which are set out in chapter 4 of this document. The final allocation policies are assessed in chapter 5 below.
- 1.7.3 In the case of Ely a variety of options relating to the potential scale of housing growth at North Ely have been considered from 1,000 to 5,000 dwellings. The development of Ely North at a scale of 3,000 dwellings has been identified as the most sustainable option. A number of options have also been considered in relation to potential employment led/mixed sites with existing employment sites and the Station Gateway identified as the preferred locations. The following sections focus on the potential options considered in relation to the market towns.
- 1.7.4 Potential locations for a new cinema were also considered with the land at Downham Road identified as the preferred location. With a number of other potential options within Ely for the proposed cinema performing well in relation to the SA Framework.
- 1.7.5 The detailed wording of the Local Plan policies for Ely were also assessed against the SA Framework. Policy ELY 11 was considered to have significant adverse effects relating to objectives 4.1 and 6.1 as a result of large scale employment being proposed in a rural location which is not well served by public transport.
- 1.7.6 There were also significant beneficial impacts identified for objectives relating to landscape and townscape character, design and layout, health, open space, accessibility, housing need, access to work, investment and the local economy.

Soham

- 1.7.7 In the case of Soham variety of options relating to the potential scale of housing/mixed use sites were considered. The preferred locations benefit from having a positive impact on a number of objectives as a result of being close to the centre of Soham (objectives 4.1, 6.1, 7.2 and 7.3).

- 1.7.8 In addition a number of town centre opportunity sites were considered for retail and community uses. All of which have been considered to have sustainability benefits in relation to the proposed use.
- 1.7.9 The detailed wording of proposed policies for Soham were also assessed against the SA Framework. No significant adverse effects were identified for the Soham policies. However there were potentially significant adverse effects identified for objectives 3.2 and 4.1 for policy SOH 6 (Employment allocations: Land east of the bypass, A142).
- 1.7.10 There were also significant beneficial impacts identified for objectives relating to nature sites and species, access to wildlife, landscape and townscape character, open space, accessibility, housing need, community involvement, access to work, investment and the local economy.

Littleport

- 1.7.11 In the case of Littleport a number of options relating to the potential of housing/mixed use sites were considered. The preferred housing locations (Options 1 and 2) benefit from not being located in areas of significant flood risk (flood zone 3) and will have more limited impacts on the landscape character in comparison to a number of other available options.
- 1.7.12 In addition a number of locations were considered for a primary and secondary school (including co-location of schools were possible). The land to the west of Camel Road is considered to be a sustainable location for a primary and secondary school subject to resolving the identified issues relating to flood risk and the loss of open space.
- 1.7.13 The detailed wording of proposed policies for Littleport were also assessed against the SA Framework. No significant adverse effects were identified for the Littleport policies. However there were potentially significant adverse effects identified for objectives 4.3 for Policy LIT 4 and Policy 6 as these sites are located in areas which are at a high risk of flooding.
- 1.7.14 There were also significant beneficial impacts identified for the objectives relating to housing need, community involvement, access to work, investment and the local economy.

Burwell

- 1.7.15 In the case of Burwell a number of options relating to the potential scale of housing/mixed use sites were considered. The preferred location (Land off Newmarket Road) benefits from close to the centre of Burwell and available services within the village. The other available options are considered to have potential for landscape character or other issues (including flood risk and the loss of employment).
- 1.7.16 Similarly the preferred employment allocation is considered to have no adverse impact on the character and setting of Burwell (objectives 3.1 and 3.2) and involves the re-use of brownfield land (objective 1.1).
- 1.7.17 The detailed wording of proposed policies for Burwell were also assessed against the SA Framework. No significant adverse effects were identified for the Burwell policies.
- 1.7.18 There were also significant beneficial impacts identified for objectives relating to access to wildlife, landscape and townscape character, open space, housing need, access to work, investment and the local economy.

Other villages with potential housing and employment allocations

- 1.7.19 Key sustainability issues identified in the consideration of housing and employment allocation sites within other villages within the district included landscape and visual impact, the loss of biodiversity and flood risk (in the case of Pymoor and Prickwillow).
- 1.7.20 The detailed wording of proposed policies for the other villages was also assessed against the SA Framework. No significant adverse effects were identified for any of these policies. However a number of significant beneficial impacts were identified for the objectives relating to housing need, access to work and the local economy.

2. Introduction

2.1 Background

- 2.1.1 The Sustainability Appraisal has gone through several iterations as the Local Plan has reached key stages in production. All versions of the Sustainability Appraisal can be viewed on the District Council's website: <http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan>
- 2.1.2 Following the Examination of the Draft Local Plan in February 2014, a series of further modifications to the East Cambridgeshire Local Plan have been proposed as a result of the Council responding to the Inspector's questions, to issues raised during the examination hearing sessions, and to further consideration and efforts to resolve objections where possible. In some cases the proposed changes are very minor, and if implemented would not significantly change the meaning of the Local Plan. They generally cover typographical errors or factual updates. However, some of the proposed modifications result in changes to the Local Plan which require Sustainability Appraisal.
- 2.1.3 This report (version 4) provides an update on version 3 which was published in September 2013 to reflect these proposed changes. Comments received on version 3 are attached at Appendix 2.
- 2.1.4 The key proposed modifications which are reflected in this Sustainability Appraisal are as follows:
- Changes to the wording of the Local Plan Strategic Objectives (see page 26).
 - The Inspector's advice to incorporate employment allocations within development envelopes that lie in close proximity to existing settlements (see page 29).
 - The increased requirement for convenience (food) and comparison (non-food) retail floorspace – although this has resulted in no consequential changes to scoring (see page 40).
 - Removal of mixed use allocation (Crystal Structures, Bottisham) from the Local Plan (see page 75).
 - Removal of housing allocation (land east of 67 Mildenhall Road, Fordham) from the Local Plan (see page 92).
 - Removal of reference to the proposed Ely Southern Bypass from Policy GROWTH 3 (see page 131) and the Ely section of the Local Plan.
 - Inclusion of reference to heritage assets in Policy HOU 2 – Housing density (see page 136).
 - Inclusion of reference of the need to consider flood risk in relation to residential caravans policies HOU 7 and HOU 9 (see pages 142 and 144).
 - Removal of Traveller allocation (Muckdungle Corner, Bottisham) from the Cambridge Green Belt (page 155).
 - Changes to the wording of policies EMP 1, EMP 4 and COM 2 as a result of recent legislative changes (see pages 155, 157 and 192).
 - Inclusion of reference to the 'quintessential' views of Ely Cathedral in Policy ENV 1 (see page 158).
 - Changes to the wording of policies ENV 4, as a result of recent Government announcement relating to building standards (see page 173).
 - Increased protection for existing public open spaces as a result of changes to the wording of Policy COM 3 (see page 195).
 - Changes to the wording of housing allocation Policy BOT 1 (land off Bell Road, Bottisham) relating to proposed buffer area for adjacent scheduled monument (see page 209).

2.1.5 This report addresses the requirements of Strategic Environmental Assessment (SEA) as required under the European Union Directive 2001/42/EC, and Sustainability Appraisal (SA), as required by the Planning and Compulsory Purchase Act 2004.

2.2 Role of the Local Plan

2.2.1 East Cambridgeshire District Council is preparing a new Local Plan which will guide the growth of the district up to the year 2031. The Local Plan will include:

- Strategic vision and objectives
- Spatial development strategy and policies to meet these objectives (including the numbers of houses to be built over the Plan period)
- ‘Development control’ policies for assessing planning applications
- Allocations of land for housing, employment, retail, infrastructure and other land uses.

2.2.2 The Local Plan will form the main part of the District Council’s statutory ‘Local Development Framework’ (LDF). The LDF will include the Local Plan, associated Proposals Map, and other Supplementary Planning Documents which will be produced after adoption of the Local Plan. The Local Plan will replace the Core Strategy (2009) which sets out the current strategy for the development of East Cambridgeshire.

2.2.3 The production of the new Local Plan commenced formally in January 2011. However, work on site allocations commenced in 2009 as part of the production of a proposed Ely Area Action Plan, and (rest of district) Site Allocations DPD. Site allocations are now being included in the Local Plan – therefore this work has been incorporated into the Local Plan process.

2.2.4 The early stages of production involved extensive community consultation on issues affecting the local area and options/alternatives for addressing these. A list of key consultation events is set out in Appendix 1 to this SA document. A range of technical work has also been carried out – for example, on flood risk, water requirements, and the need for additional housing growth. This work has culminated in the Draft Local Plan (Submission document) which is being published for consultation at the same time as this SA.

2.3 Role of the Sustainability Appraisal

2.3.1 European Directive 2001/42/EC requires that a ‘Strategic Environmental Assessment’ (SEA) is carried out on plans and programmes which are likely to have significant effects on the environment. Therefore an SEA is required on the Local Plan. The purpose is to consider environmental effects and look at how to mitigate adverse impacts.

2.3.2 A ‘Sustainability Appraisal’ (SA) is also required by the Planning Act 2004. The purpose of Sustainability appraisal is to promote sustainable development through the plan-making process. It involves appraising the social, environmental and economic effects of plans, strategies and policies. It is therefore wider than the SEA process, as it looks at social and economic impacts too. Provided it is carried out in accordance with Government guidance, the Sustainability Appraisal process full incorporates the requirements of the SEA Directive.

2.4 Methodology

2.4.1 The SA process is broken down into 5 stages which occur in parallel with the production of a Local Plan document – this integration is fundamental to sound plan-making. These stages are summarised in the table below.

Table 1 - Stages of the SA Process

Stages of the SA Process
Stage A: Setting the context and objectives, establishing the baseline, and deciding on the scope
A1: Identify other relevant policies, plans and programmes, and sustainability objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and challenges
A4: Developing the SA framework
A5: Consulting on the scope of the SA
Stage B: Developing and refining options and assessing effects
B1: Testing the DPD objectives against the SA framework
B2: Developing the DPD options
B3: Predicting the effects of the DPD, including alternatives
B4: Evaluating the effects of the DPD, including alternatives
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the DPD
Stage C: Preparing the SA Report
C1: Preparing the SA Report
Stage D: Consulting on the preferred options of the DPD and SA Report
D1: Public participation on the preferred options of the DPD and the SA Report
D2: Appraising significant changes
D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the DPD
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

- 2.4.2 Stage A involves establishing the framework for undertaking a Sustainability Appraisal. It involves producing a set of objectives against which the document can be assessment – together with the evidence base for the appraisal. The framework and evidence base for the Local Plan were set out in a ‘Scoping Report’ which was published for consultation in 2011. A ‘Final Scoping Report’, incorporating changes, was published in April 2011. A summary of the Scoping Report, including changes made, is set out in section 3 of this report. The full version of the Scoping Report can be viewed on the District Council’s website at www.eastcambs.gov.uk
- 2.4.3 Stage B focuses on the appraisal of the options (or alternatives). This has been carried out at various points throughout the Local Plan issues and options stage. Some of this has been internal, but Interim Sustainability Appraisal results have been published at a number of points, including alongside the Ely, Soham and Littleport Masterplans, the Ely Area Action Plan Options Paper, the Site Allocations Options Paper, and the Housing Requirements Paper. All of the results are detailed in this Draft Final Report – which is Stage C.
- 2.4.4 Consultation (Stage D) on the SA Report on the pre-submission draft Local Plan took place in February 2013. Comments received on the SA and a number of small changes were made as detailed above in Section 2.1 above. A second version of the SA was submitted alongside the draft plan to Government in August 2013. Further amendments to the SA have taken place in response to proposed changes to the draft Local Plan, as set out in the Schedule of Pre-Hearing Major Modifications (October 2013).
- 2.4.5 If there are any amendments proposed to the Local Plan at any stage in the process, necessary revisions will be made to the SA report.

2.4.6 The final stage of the process (Stage E) involves monitoring the significant effects of the Plan. This takes place via the Annual Monitoring Report, which sets out indicators and targets for monitoring progress of the Local Plan. Some suggested indicators are set out in section 6 of this report.

2.5 Format of this report

2.5.1 This report comprises Stages C and D of the SA process. It provides an audit trail of the appraisal of the Local Plan proposed submission document, and summarises the potential social, environmental and economic implications. The report has been prepared to demonstrate that sustainability considerations have been incorporated into Local Plan preparation, and to provide information for stakeholders.

2.5.2 The structure of the report is as follows:

Chapter 3 'The scoping stage' – summarises the content of the SA Scoping Report, and details the sustainability objectives used in the SA process.

Chapter 4 'Assessing the options' – sets out the assessment results of the options, with information on how the SA informed selection of the final preferred options.

Chapter 5 'Further analysis of the preferred options' – further appraisal of the proposed policies and proposals in the Local Plan proposed submission version.

Chapter 6 'Monitoring' – discussion of potential indicators for monitoring the effects of policies and proposals.

2.6 Habitat Regulations Assessment

2.6.1 European Directive 92/43/EEC also requires that a 'Habitats Regulations Assessment' (HRA) is carried out to look at the effects of plans on sites of European importance for nature conservation. In East Cambridgeshire there are several such sites, including the Ouse Washes and Devils Dyke Special Areas of Conservation (SACs).

2.6.2 The first stage of the HRA involves screening, to identify any 'likely significant effects' on a European designated site. If such effects are anticipated, a full assessment (termed an 'appropriate assessment') needs to be carried out to look at the impact, and identify whether any alternative measures can be adopted to avoid adverse effects.

2.6.3 A screening assessment was also carried out on the Local Plan proposed submission document. Natural England highlighted the need for employment sites at Fordham (policies FRD 5 and 6) to be appropriately assessed as well as the proposed housing sites. Therefore the Screening Report was updated in July 2013 to include an assessment of these employment allocations. The report has also been amended to take account of the proposed main modifications to the wording of Local Plan published in October 2013. Natural England has concurred with the results of the updated screening report. Following the Local Plan Examination Hearings in February 2014, the proposed housing supply figure for the Plan period has been increased from 11,500 to 11,700 dwellings. Natural England confirmed in an email dated 20th March 2014 that the revision in housing figures is minimal and will not require re-assessment through HRA. Therefore no further stage of assessment is required under the Habitats Regulations.

3 The scoping stage (Stages A1-A5)

3.1 Background

- 3.1.1 This chapter summarises the content of the SA Scoping Report to the Local Plan. The full Scoping Report can be viewed on the Council's website at www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan. The role of the Scoping Report is to set a framework for carrying out the Sustainability Appraisal process.
- 3.1.2 Consultation with key environmental bodies was carried out on a draft of the SA Scoping Report in 2011. A number of comments were received and relevant changes were made. The final Scoping Report was approved by this Council in April 2011.
- 3.1.3 Further minor revisions were made to the SA Scoping Report in June 2012, and the statutory consultees were contacted at this stage for comments/information. This revised Final Scoping Report is dated July 2012. These minor revisions included:
- Amendments to the list of plans and programmes reviewed, to reflect the adoption of the National Planning Policy Framework (NPPF) and deletion of other national guidance documents
 - Amended title of the DPD – now known as the 'East Cambridgeshire Local Plan', rather than the Core Strategy Review. This reflects amended terminology in the NPPF and Local Plan Regulations.

3.2 Review of relevant plans and programmes

- 3.2.1 The first part of the Scoping process involves reviewing plans, policies, programmes and strategies that are relevant to the Local Plan DPD. This allows identification of key sustainability issues, and potential objectives which should be reflected in the SA.
- 3.2.2 A list of the plans, policies, programmes and strategies reviewed is attached as Appendix 2 to this SA Report. Full details of the assessment of plans and programmes is set out in the Scoping Report itself.

3.3 Baseline information

- 3.3.1 'Baseline information' is information on the current state of the environment and current issues. It helps to identify sustainability problems and potential responses/solutions. It also provides the basis for predicting and monitoring the effects of the Local Plan.
- 3.3.2 Comprehensive baseline information is contained in Appendix B of the Scoping Report. It looks at the key issues and potential responses, and also includes baseline data with indicators and regional/national comparators.

3.4 Key sustainability issues

- 3.4.1 The review of plans and programmes, and baseline information (as detailed in sections 3.2 and 3.3 above) has led to the identification of a number of key sustainability issues. These are identified in full in the Scoping Report, and are summarised in the table below.

Table 3 – Key sustainability issues for the district

Summary of Objectives and Sustainability Requirements	Implications for the Local Plan
Land and Water Resources	
<p><i>Land Resources:</i> UK government objectives include the use of previously developed land where possible.</p> <p><i>Water Resources:</i> National water policies are primarily driven by the aims of the EC Water Framework Directive. Key objectives include improving the quality of rivers and waterbodies to 'good ecological status' by 2015; considering flood risk at all stages of the planning process in order to reduce future damage to property and loss of life; and incorporating water efficiency measures into new developments. At a local level, a revised Strategic Flood Risk Assessment and Water Cycle Strategy is currently being carried out.</p>	<p>The Local Plan should strive to locate development on previously developed land where possible.</p> <p>The Local Plan should seek to ensure that water quality in the district is not negatively affected by planned developments. It should also support water efficiency and conservation and use of sustainable drainage systems, and avoid development in existing or potential (due to climate change) flood risk areas. The Local Plan should have regard to the outcome of local SFRA's when they become available.</p>
Biodiversity	
<p>The objectives of policies and plans at all levels focus on the conservation of biological diversity, including a reduction in the current rate of biodiversity loss and the protection and monitoring of endangered and vulnerable species and habitats. Emphasis is also placed on the ecological importance of brownfield sites, and geodiversity. The integration of biodiversity considerations into all environmental and socio-economic planning is strongly advocated.</p>	<p>The Local Plan has the potential to impact upon biodiversity, particularly in the more rural areas. Mitigation will be necessary in many cases to reduce the negative impacts associated with development including: habitat loss, fragmentation, disturbance and pollution. In addition, development allocations should seek to identify opportunities for habitat enhancement. Allocations should also, wherever possible, avoid particularly sensitive areas.</p>
Landscape, Townscape and Archaeology	
<p>At the EU level, emphasis is placed on the protection of landscape as an essential component of people's surroundings. Cultural heritage priorities from international to local level include protecting designated resources and their settings; establishing mechanisms for their protection against inappropriate development; recognising the potential value of unknown and undesignated resources; and preserving sites and landscapes of archaeological and historic interest so that they may be enjoyed by future generations.</p>	<p>The Local Plan should support development which improves the public realm, built environment and townscape/landscape of the district.</p> <p>The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the Local Plan, with improvements to the public realm, built environment and townscape made where possible.</p>
Climate Change and Pollution	
<p><i>Climate Change:</i> PPPs focus on mitigating the causes of climate change and adapting to its effects. Commitments to reducing greenhouse gas emissions range from the international level to the regional level. PPPs combine both demand management (reduced energy consumption and increased efficiency of use) and supply side measures (low carbon options and renewables). Adaptation measures proposed include a presumption against development in flood risk areas, appropriate design of new development and promotion of new infrastructure such as SUDs.</p> <p><i>Waste:</i> European member states must significantly reduce the volumes of waste generated and the quantities going to disposal, and give preference to waste recovery and recycling. Related objectives include the protection of health and the environment against harmful effects caused by dumping of waste.</p>	<p>The Local Plan has a key role to play in East Cambridgeshire's adaptation to and mitigation of climate change. The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the growth of renewable energy provision in the district. The DPD should also facilitate climate change adaptation, such as a presumption against development in higher flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable drainage systems.</p> <p>Sustainable waste management should be a consideration for the DPD.</p>
Healthy Communities	
<p>National and regional health-related PPPs focus on improving rates of infant mortality and life expectancy; reducing work-related illness and accidents; increasing</p>	<p>The Core Strategy Review should support developments which encourage walking, cycling and more active lifestyles. An improvement in green</p>

Summary of Objectives and Sustainability Requirements	Implications for the Local Plan
<p>participation in sport and physical activity; supporting the public to make healthier and more informed choices; improving accessibility to healthcare facilities; and reducing health inequalities.</p> <p><i>Open space:</i> National, regional and local level policies advocate the provision of open space and green networks as opportunities for sport and recreation, creating healthier communities, reducing the impact of noise and air pollution and limiting the risk of flooding.</p>	<p>space and provision of sports and play areas will be key to achieving this. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.</p> <p>The DPD should support the provision of playing fields and other local recreational facilities.</p>
Inclusive Communities	
<p>A wide range of objectives exists from a European to a local level with regards to the creation of inclusive communities. In particular these focus on improving social inclusion; reducing poverty; improving housing quality and affordability; preventing crime and anti-social behaviour; improving skill levels and employability and regenerating communities.</p> <p><i>Housing:</i> Government objectives include improvements in housing affordability; high quality housing; a more stable housing market; improved choice; location of housing supply which supports accessibility and economic development; an adequate supply of publicly-funded housing for those who need it.</p>	<p>The Local Plan should aim to increase inclusiveness by promoting development layout which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use; incorporation of green infrastructure; and improving vitality and viability of local centres. The DPD should also support development which reduces crime and the fear of crime.</p> <p>The Local Plan should support new housing that is of a high quality, is affordable and supports community cohesion and residents' wellbeing.</p>
Economic Activity	
<p>The improvement and maintenance of high and stable levels of economic growth and employment are key aims of the strategies at UK and European levels. At a regional and local level, emphasis is placed on attracting the research and technology sectors; addressing training and skills issues; supporting appropriate farm diversification; investing in infrastructure; promoting sustainable tourism and supporting Cambridge as a sub-regional centre.</p>	<p>The Local Plan should secure the provision of high quality employment land and draw on the district's unique natural and cultural assets to boost the visitor economy.</p>

3.5 Sustainability Appraisal Framework

- 3.5.1 The SA framework provides the means by which the sustainability effects of the Local Plan can be measured, compared and analysed. The SA framework in Table 4 below is taken from the Scoping Report 2012. It sets out 22 SA objectives, along with sub-objectives/decision-making criteria.
- 3.5.2 Undertaking the sustainability appraisal involves appraising the options and policies against the SA framework, using a scoring system. This scoring system is detailed in Table 5 below. The scoring system defines the impact on each objective, ranging from a 'strong and significant beneficial impact', to 'strong and significant adverse impact.' The assessment also allows for situations where there is insufficient information to make an assessment.

Table 4 - Sustainability Framework

SA Topic	SA Objective	Decision-making Criteria
1 Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<ul style="list-style-type: none"> • Will it use land that has been previously developed? • Will it use land efficiently? • Will it protect and enhance the best and most versatile agricultural land?
	1.2 Reduce the use of non-renewable resources including energy sources	<ul style="list-style-type: none"> • Will it reduce energy consumption? • Will it increase the proportion of energy needs being met from renewable sources?
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	<ul style="list-style-type: none"> • Will it reduce water consumption? • Will it conserve ground water resources?
2 Biodiversity	2.1 Avoid damage to designated statutory and non statutory sites and protected species	<ul style="list-style-type: none"> • Will it protect sites designated for nature conservation interest?
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	<ul style="list-style-type: none"> • Will it conserve species, reverse declines, help to enhance diversity? • Will it reduce habitat fragmentation? • Will it help achieve Biodiversity Action Plan targets?
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	<ul style="list-style-type: none"> • Will it improve access to wildlife, and wild places? • Will it maintain or increase the area of high-quality green space? • Will it promote understanding and appreciation of wildlife?
3 Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings	<ul style="list-style-type: none"> • Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest?
	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	<ul style="list-style-type: none"> • Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? • Will it protect and enhance open spaces of amenity and recreational value? • Will it maintain and enhance the character of settlements?
	3.3 Create places, spaces and buildings that work well, wear well and look good	<ul style="list-style-type: none"> • Will it improve the satisfaction of people with their neighbourhoods as places to live? • Will it lead to developments built to a high standard of design?
4 Climate change and pollution	4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light)	<ul style="list-style-type: none"> • Will it reduce emissions of greenhouse gases? • Will it improve air quality? • Will it reduce traffic volumes? • Will it support travel by means other than the car? • Will it reduce levels of noise? • Will it reduce or minimise light pollution? • Will it reduce water pollution?
	4.2 Minimise waste production and support the recycling of waste products	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery and recycling? • Will it reduce waste from other sources?
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	<ul style="list-style-type: none"> • Will it minimise risk to people and property from flooding, storm events or subsidence? • Will it improve the adaptability of buildings to changing temperatures?
5 Healthy communities	5.1 Maintain and enhance human health	<ul style="list-style-type: none"> • Will it reduce death rates? • Will it encourage healthy lifestyles?
	5.2 Reduce and prevent crime, and reduce the fear of crime	<ul style="list-style-type: none"> • Will it reduce actual levels of crime? • Will it reduce fear of crime?
	5.3 Improve the quantity and quality of publicly accessible open space	<ul style="list-style-type: none"> • Will it increase the quantity and quality of publicly accessible open space?

SA Topic	SA Objective	Decision-making Criteria
6 Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	<ul style="list-style-type: none"> • Will it improve accessibility to key local services and facilities? • Will it improve accessibility by means other than the car? • Will it support and improve community and public transport?
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	<ul style="list-style-type: none"> • Will it improve relations between people from different backgrounds or social groups? • Will it reduce poverty and social exclusion in those areas most affected? • Will it promote accessibility for all members of society?
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	<ul style="list-style-type: none"> • Will it support the provision of a range of housing types and sizes to meet the identified needs of all sectors of the community? • Will it reduce the number of unfit homes? • Will it meet the needs of the travelling community?
	6.4 Encourage and enable the active involvement of local people in community activities	<ul style="list-style-type: none"> • Will it increase the ability of people to influence decisions? • Will it encourage community engagement?
7 Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	<ul style="list-style-type: none"> • Will it encourage business development? • Will it improve the range of employment opportunities? • Will it improve access to employment / access to employment by means other than the car? • Will it encourage the rural economy and diversification?
	7.2 Support appropriate investment in people, places, communications and other infrastructure	<ul style="list-style-type: none"> • Will it improve the level of investment in key community services and infrastructure? • Will it support provision of key infrastructure? • Will it improve access to education and training, and support provision of skilled employees?
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<ul style="list-style-type: none"> • Will it improve business development and enhance competitiveness? • Will it support Cambridgeshire's lead role in research and technology based industries, higher education and research? • Will it support sustainable tourism? • Will it protect the shopping hierarchy, supporting vitality and viability?

Table 5 – Key to appraisal symbols

Symbol	Likely effect upon the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy or proposal supports this objective although it may only have a minor beneficial impact
~	Policy or proposal has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine the assessment at this stage
-	Policy or proposal appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

4 Assessing the options (stages B1-B4)

4.1 Introduction

4.1.1 The purpose of this stage of the SA is to test reasonable alternative options for the Local Plan, and identify and evaluate their sustainability effects. This chapter sets out how the options/alternatives were selected; and the results of the sustainability appraisal assessment. This is in line with the SEA Directive which requires that the SA report identifies:

- The reasons for selecting the alternatives tested in light of the others available; and
- The likely significant effects on the environment of the reasonable alternatives

4.2 Testing the Local Plan objectives

4.2.1 The objectives of the Local Plan set out what the District Council is trying to achieve in spatial planning terms, and sets the context for the options and preferred options. It is therefore important to ensure that the objectives are in accordance with the principles of sustainability. The spatial objectives are therefore tested for compatibility with the sustainability appraisal objectives. The spatial objectives are listed in Table 6 below, with details of the assessment in table 7.

Table 6 – The Local Plan objectives

Draft Local Plan objectives	
1	Support the local economy and help create more jobs in the district, which meet local employment needs, reduces out-commuting, and helps to increase the sustainability and self-containment of communities in East Cambridgeshire
2	Provide a range of new housing in appropriate locations, which meets local housing needs as far as possible.
3	Support and enhance the vitality and viability of the district's town and village centres as places for shopping, leisure and community activities.
4	Ensure that new development is of high quality and sustainable design which reflects local character and distinctiveness, provides attractive and safe environments, and is supported by appropriate facilities and services.
5	Protect and enhance the quality, local distinctiveness and diversity of the natural, historic and built environment
6	Protect the open countryside and land within the Green Belt against insensitive and sporadic development
7	Reduce the environmental impact of development and vulnerability to the impacts of climate change by reducing pollution and waste, maximising water and energy efficiency, dealing with flood risk and surface water management, and promoting the use of renewable energy sources and sustainable construction methods.
8	Provide greater opportunities to reduce car use, by locating most development where there is good access to jobs, services and facilities, and supporting improvements in public transport and walking/cycling networks.
9	Ensure a high quality of life by maintaining and delivering strategic and local infrastructure and facilities needed to support local communities
10	Support the expansion of the tourist economy and the ability of the district to act as tourist destination which attracts high numbers of visitors for longer stays.

Table 7 – Testing the Local Plan objectives against the sustainability appraisal objectives

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

4.2.2 It is not necessary to remove or alter the Local Plan objectives due to their potential conflict. Highlighting these issues is valuable when carrying out the appraisal as it identifies areas where objectives need to be balanced and any harmful effects mitigated.

4.3 Developing the Local Plan options

4.3.1 There are a number of alternative ways to achieve the Local Plan objectives. This section sets out how the different alternatives or options have been identified and selected. This process is a necessary precursor to an assessment of the effects of alternatives.

4.3.2 The various options were developed by taking account of national, regional and local policy frameworks, and other local information, including the following sources:

- National policy guidance
- Existing consultation feedback (e.g. through the Site Allocations consultation and Ely Area Action Plan consultation in 2010, and the Ely, Soham and Littleport Masterplan consultation in 2009/10/11).
- Workshops held with Parish Councils and District Councillors in Summer 2010
- Evidence base of technical studies (e.g. Water Cycle Study, Green Belt Assessment, Strategic Housing Market Assessment etc)
- Other plans, policies, strategies and programmes identified in the SA Scoping Report (and the analysis of sustainability issues and problems)
- Research on the suitability, deliverability and availability of specific development site options – including:
 - Consultation with the Local Highways Authority, Cambridgeshire County Council Archaeology, Cambridgeshire and Peterborough Biological Records Centre, ECDC Travellers Liaison Officer and ECDC Environmental Health (Contamination)

- Desktop research, including a planning history review and utilising GIS data relating to matters such as Flood Zones, Development Envelopes, Green Belt boundaries, Conservation Areas, Listed Buildings etc.
- Site visits and investigation
- Contact with landowners and developers.

4.3.3 The SA process requires assessment of all ‘reasonable alternatives.’ For some policy areas there are limited or no alternative options. For example, many of the environmental policies such as protection of nature conservation sites, and historical assets – where strategy is dictated by national planning policy. There are also limitations in the case of site options. For example, where a new housing site is being sought on the edge of a village, reasonable options include logical extension sites which adjoin the current development envelope or built-up part of the village – rather than those located in the open countryside at a distance from the village (where access to services and shops in the village is harder, and there is likely to be a greater adverse impact on the character of the countryside and surroundings). For the purposes of the SA process, these other options have therefore not been individually assessed for every settlement. Instead, this matter has been tested under the ‘approach to housing allocations’ strategy below.

4.3.4 Details of the reasonable alternative options are set out in the following section, along with the SA results which detail the social, environmental and economic effect of each option

4.4 Option assessment results - general strategy

Development strategy				
SA Objective	Option 1 Focus majority of growth on Market Towns, with some growth in villages	Option 2 Development focused on the Market Towns only	Option 3 Development more evenly spread between all settlements	Option 4 Development focused in a new settlement
1.1 Undeveloped land	-	-	-	-
1.2 Energy use	+	+	-	-
1.3 Water consumption	~	~	~	~
2.1 Nature sites and species	~	~	~	~
2.2 Biodiversity	~	~	~	~
2.3 Access to wildlife	?	?	?	?
3.1 Historical assets	~	~	~	~
3.2 Landscape / townscape character	?	?	-/?	-/?
3.3 Design and layout	?	?	?	?
4.1 Pollutants	+	++	-	-
4.2 Waste production	~	~	~	~
4.3 Climate change	~	~	~	~
5.1 Health	~	~	~	~
5.2 Crime	~	~	~	~
5.3 Open space	~	~	~	~
6.1 Accessibility	++	++	-	+
6.2 Inequalities	~	~	~	~
6.3 Housing need	+	-	++	+
6.4 Community involvement	++	+	+	---
7.1 Access to work	+	++	-	-
7.2 Investment	?	?	?	?
7.3 Local economy	+	+	-	--
Commentary				
<p><i>Summary of assessment</i> – Options 1 and 2 score best as they involve focusing development on the existing Market Towns with their established community facilities and job opportunities. Option 1 is a slightly more sustainable option, as it would allow the delivery of additional affordable housing in villages where it is needed (6.3), and support the retention and viability of local community facilities and services in villages (6.4). Option 3 scores relatively poorly due to the fact it would increase the need to travel to access jobs and services (7.1), and increase pollutants (4.1) and energy use (1.2). Option 4 scores poorly as new communities do not benefit from established community facilities, community networks, job opportunities and infrastructure, and people would continue to need to travel - therefore 1.2, 4.1, 6.4, 7.1 and 7.3 score poorly.</p> <p><i>Short/medium/long term impacts</i> – Establishment of community facilities, community networks and jobs may take longer to achieve in a new settlement.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Need to ensure that new developments are accompanied by necessary improvements in infrastructure and community facilities – and by local jobs growth. Need to ensure new developments are of high quality design and minimise impact on the natural and built environment.</p>				
Preferred option – Option 1				

Development envelopes			
SA Objective	Option 1 Current approach - continue to define development envelopes for all settlements, except the smallest hamlets (incorporating housing but excluding existing/proposed employment uses)	Option 2 Extend existing development envelopes (incorporating both housing and existing/proposed employment uses)	Option 3 Replace all development envelopes with a policy that seeks to assess applications against a set of criteria
1.1 Undeveloped land	+	+	~
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	+	+	~
2.2 Biodiversity	+	+	~
2.3 Access to wildlife	+	+	~
3.1 Historical assets	+	+	?
3.2 Landscape / townscape character	+	+	?
3.3 Design and layout	+	+	?
4.1 Pollutants	~	~	?
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	?
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	~	~	?
6.2 Inequalities	~	~	~
6.3 Housing need	?	?	~
6.4 Community involvement	~	~	~
7.1 Access to work	~	?/-	?
7.2 Investment	~	?/-	~
7.3 Local economy	-	?/-	~
Commentary			
<p><i>Summary of assessment</i> – In principle, development envelopes are sustainable if they help to concentrate development in the most sustainable locations, creating critical mass of services, jobs and homes (Options 1 and 2). Without knowledge of the criteria to be used to assess applications under Option 3, it is not practical to undertake SA.</p> <p><i>Short/medium/long term impacts</i> – With Option 2, there is a medium/long-term risk that employment sites will be lost to other uses if they are included within development envelopes due to pressures for new housing. This would have negative impacts on 7.1-7.3.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Need to ensure boundaries of development envelopes are logical and consistently applied.</p> <p>Preferred option – Option 1</p>			

Amount of housing					
SA Objective	Option 1 'Committed growth'¹, with no new allocations (c.4,000 dwellings)	Option 2 'Continuation of growth', as identified in the Housing Requirements Paper² (c.9000- 10,000 dwellings)	Option 3 Amount of housing identified in the Memorandum of Co- operation³ (in the region of 11,500 dwellings)	Option 4 Amount of housing identified in the SHMA and Technical report⁴ (13,000 dwellings)	Option 5 Significantly increased levels of housing growth (16,000 dwellings)
1.1 Undeveloped land	+++	--	--	---	---
1.2 Energy use	-	-	--	---	----
1.3 Water consumption	-	-	--	---	---
2.1 Nature sites and species	+	?	?	?	?
2.2 Biodiversity	+	?	?	?	?
2.3 Access to wildlife	?	?	?	?	?
3.1 Historical assets	?	?	?	?	?
3.2 Landscape and townscape character	?	?	?	?	?
3.3 Design and layout	~	~	~	~	~
4.1 Pollutants	-	-	--	---	---
4.2 Waste production	-	-	--	---	---
4.3 Climate change	-	-	--	---	---
5.1 Health	~	~	~	~	~
5.2 Crime	-	--	--	---	---
5.3 Open space	?	?	?	?	?
6.1 Accessibility	-	-	--	---	---
6.2 Inequalities	~	~	~	~	~
6.3 Housing need	--	++	+++	+++	+++
6.4 Community involvement	~	~	~	~	~
7.1 Access to work	~	+	+	+	+
7.2 Investment	?	?	?	?	?
7.3 Local economy	-	+	+	+	--?
<u>Commentary</u>					
<p><u>Summary of assessment</u> – The results show that Option 1 is the most sustainable option in terms of the environment, scoring better than the others in terms of usage of greenfield land, energy and water, biodiversity, pollution, waste, and climate change. However, it scores poorly on social and economic factors, including access to housing and effectiveness of the local economy. In particular this option would be insufficient to meet the need for housing and affordable housing within East Cambridgeshire.</p> <p>Overall, it could be concluded that Options 2 and 3 are probably the most sustainable options. Option 2 has less environmental impact than Option 3 but scores worse than Option 1 in terms of social factors (housing need). Option 4 scores poorly in terms of unsustainable patterns of development and impact on the environment.</p> <p>Option 5 is the least sustainable option as it would have a significant adverse impact on the environment and local communities and may be detrimental on the local economy due to increased pressure on the road network and the other infrastructure.</p> <p><u>Short/medium/long term impacts</u> – As more housing growth takes place, the impacts are likely to increase over time.</p> <p><u>Secondary, cumulative or synergistic effects</u> – Additional growth needs to be supported by infrastructure and</p>					

¹ Housing Supply Paper – September 2013

² Housing Requirements Paper – January 2013 for period 2011 to 2031

³ Memorandum of Co-operation between Cambridgeshire and Peterborough authorities – May 2013

⁴ 'Strategic Housing Market Assessment' May 2013; 'Population, housing and employment forecasts: Technical Report' – May 2013

Amount of housing

facilities. This can help ensure the impact on certain sustainability objectives is minimised – for example, improving opportunities to access wildlife (2.1), reducing pollution (4.1), providing open space (5.3), improve accessibility of services (6.1) and supporting investment in infrastructure (7.2). Through the Local Plan, the District Council will need to plan for the timely delivery of infrastructure – this will involve establishing a strategy for the delivery of infrastructure and the identification of sites for infrastructure provision. The District Council will also need to ensure that developers make appropriate contributions towards infrastructure costs, through Section 106 agreements and the Community Infrastructure Levy.

Adverse impacts on sustainability objectives can also be reduced if the District Council works to ensure that individual new development schemes are of the highest quality, fit with the local area, and minimise impact on the environment. For example, a well-designed housing development could potentially score well in terms of impact on biodiversity (2.2), avoiding damage to historic areas/settings, maintaining landscapes/townscapes (3.2), creating places that work well (3.3) and reducing crime/fear of crime (5.2). The inclusion of suitable policies in the Local Plan is part of this process, but the application of policies is equally if not more vital.

Some of the adverse impacts of additional housing growth will be less if more jobs are created in East Cambridgeshire. This would help to reduce out-commuting, and therefore have a positive effect in terms of energy use (1.2), pollution (4.1), climate change (4.3), and access to work (7.1). The District Council is seeking to achieve continued economic growth and is committed to trying to maximise the effectiveness of the local economy. The current production of a 'Jobs Growth Strategy' is an important part of this process, and will hopefully identify appropriate measures which the Council can implement to boost economic growth. Part of this is likely to include the need for supportive policies and sufficient identification of employment land in the Local Plan.

Summary of mitigation measures – Additional housing can in itself help to stimulate jobs growth in certain sectors (7.1, 7.2 and 7.3) – for example, retail and service-related jobs. Additional housing may also help to bring about the delivery of key bits of infrastructure currently required, by providing an opportunity for developer funding or leverage of other funding sources – thereby improving the quality of people's lives (6.1, 6.2, 6.3 and 6.4). Conversely, if there is insufficient funding for necessary infrastructure, additional housing growth coming forward can create significant problems, and have an adverse impact in terms of the quality of people's lives. This may especially be the case with very high levels of growth – in some cases pressures on infrastructure may have an adverse impact on the local economy.

Preferred option – Options 2 or 3

Distribution of new housing			
SA Objective	Option 1 Distribute housing to areas on the basis of the needs, size and role of settlements	Option 2 Distribute housing to areas taking account of the needs, size and roles of settlements, and desire of local communities for growth	Option 3 Distribute housing based on proportionate increase in all settlements
1.1 Undeveloped land	-	-	-
1.2 Energy use	-	--	--
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	?	?
3.3 Design and layout	?	?	?
4.1 Pollutants	+	-	--
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	+	+	-
5.2 Crime	~	~	~
5.3 Open space	?	?	?
6.1 Accessibility	+++	++	-
6.2 Inequalities	~	~	~
6.3 Housing need	+++	++	+
6.4 Community involvement	-	+++	-
7.1 Access to work	+++	++	+
7.2 Investment	+	+	-
7.3 Local economy	++	+	-
Commentary			
<p><i>Summary of assessment</i> – Option 1 and 2 score well, as they are based on a technical assessment of the needs and role of a particular settlement – thereby ensuring that access to jobs, services and housing is maximised (7.1, 6.1 and 6.3) and that local business is supported (7.3). Whilst the pure technical assessment (Option 1) scores slightly better on these categories, Option 2 scores better in terms of engagement in people (6.4), as it involves taking account of local people’s desire for growth. However, overall Option 2 is judged to be the most sustainable option, as the Council attaches great significance to the localism agenda and the importance of helping people to shape their local area. The option is still informed by the technical assessment, but takes account of the views of the local community.</p> <p><i>Short/medium/long term impacts</i> – None identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified</p> <p><i>Summary of mitigation measures</i> – Need to ensure new developments are of high quality design, minimise impact on the natural and built environment, and deliver required infrastructure.</p> <p>Preferred option – Option 2</p>			

Delivery of housing			
SA Objective	Option 1 Allocate sites for all sizes of development	Option 2 Remove development envelopes and assess proposals on their merits	Option 3 Allocate sites for strategic developments only and allow others to be assessed on their merits
1.1 Undeveloped land	-	-	-
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	+	?	?
2.2 Biodiversity	+	?	?
2.3 Access to wildlife	+	?	?
3.1 Historical assets	+	?	?
3.2 Landscape and townscape character	+	?	?
3.3 Design and layout	?	?	?
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	+	?	?
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	?	?	?
6.1 Accessibility	+	?	?
6.2 Inequalities	~	~	~
6.3 Housing need	+	?	?
6.4 Community involvement	+++	--	-
7.1 Access to work	~	~	~
7.2 Investment	++	--	-
7.3 Local economy	+	-	-
Commentary			
<p><i>Summary of assessment</i> – Option 1 is the most sustainable option. Critically it maximise the involvement of local communities in decision-making (6.4), but also allows the Council to identify development sites which do not harm biodiversity, landscape/townscape character, nature sites and which are accessible (2.1, 2.2, 2.3, 3.1, 3.2 and 6.1). For Options 2 and 3 there are question marks over delivery of these aspects, which will only be finalised through windfall planning applications. Having certainty over land allocations should also help to encourage investment in infrastructure (7.1) and the local economy (7.3).</p> <p><i>Short/medium/long term impacts</i> – For Options 2 and 3, sites are not yet known so many of the criteria cannot be judged at this stage.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 1 is likely to save the District Council money and resources, by avoiding significant numbers of applications and potential appeal situations. Option 1 is also likely to save Parish Councils money, as there is less reason to produce Neighbourhood Plans.</p> <p><i>Summary of mitigation measures</i> – Affordable housing development and community-led development could be permitted as an exception beyond development envelopes, to provide some flexibility in housing delivery for Option 1.</p>			
Preferred option – Option 1			

Delivery of housing		
SA Objective	Option 1 Deliver sufficient housing by allocating sites to meet any shortfall against the housing target	Option 2 Deliver sufficient housing by allocating an element of sites, and allowing the remaining shortfall to be delivered in broad locations (with sites to be specified in the next review of the Local Plan)
1.1 Undeveloped land	-	-
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	+	+
2.2 Biodiversity	+	+
2.3 Access to wildlife	+	+
3.1 Historical assets	+	+
3.2 Landscape and townscape character	+	+
3.3 Design and layout	?	?
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	+	+
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	?	?
6.1 Accessibility	+	+
6.2 Inequalities	~	~
6.3 Housing need	+	+
6.4 Community involvement	+++	++
7.1 Access to work	~	~
7.2 Investment	++	++
7.3 Local economy	+	+

Commentary

Summary of assessment – Option 1 has the benefit of providing greater certainty to the district council, developers and the public by identifying specific sites for housing to meet the identified housing shortfall (6.4). However Option 2 would provide greater flexibility to take account any change of circumstances that may arise in the short term.

Both options would enable the District Council to identify specific housing sites which do not harm biodiversity, landscape/townscape character, nature sites and which are accessible (2.1, 2.2, 2.3, 3.1, 3.2 and 6.1).

Option 1 would also provide greater certainty in relation to the delivery of additional infrastructure as specific housing sites to meet the identified shortfall would be identified at an earlier stage (7.2). However any benefit would be limited to the short/medium term as specific sites would be identified at a later stage in Option 2.

Short/medium/long term impacts – For Option 2 specific sites are not yet known at this stage therefore any impacts would be delayed to the longer term.

Secondary, cumulative or synergistic effects – Both Options 1 and 2 could have cumulative effects with housing and employment allocations (dependent upon the proposed location). This could contribute to the delivery of additional housing including affordable housing (6.3) and may lead to an improvement to public transport services (6.1). However there could also be negative effect where existing infrastructure has insufficient capacity to meet the level of proposed growth (7.2).

Summary of mitigation measures – For both options there would be a need to assess the impacts of additional development on the historic and natural environment and the availability of existing infrastructure.

Preferred option – Options 1 or 2

Amount of gypsy, traveller and travelling showpeople sites			
SA Objective	Option 1 Meet accommodation needs as identified in GTANA for additional pitches and plots	Option 2 Provide a greater number of pitches and plots than that identified in the GTANA	Option 3 Do not meet accommodation needs of Gypsies, Travellers and Travelling Showpeople
1.1 Undeveloped	-	--	+
1.2 Energy use	-	--	~
1.3 Water consumption	-	--	~
2.1 Nature sites and species	?	?	+
2.2 Biodiversity	?	?	+
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	+
3.2 Landscape and townscape character	?	?	~
3.3 Design and layout	?	?	~
4.1 Pollutants	~	~	~
4.2 Waste production	-	--	~
4.3 Climate change	~	~	~
5.1 Health	+	+	-
5.2 Crime	+	+	--
5.3 Open space	~	~	~
6.1 Accessibility	+	+	--
6.2 Inequalities	+	+	--
6.3 Housing need	++	+++	---
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	-
7.2 Investment	?	?	?
7.3 Local economy	?	?	?

Commentary

Summary of assessment – Option 3 assumes that no additional gypsy, traveller and travelling showpeople sites are developed and therefore scores better than the others in terms of the usage of greenfield land, resource consumption, biodiversity and the historic environment. However Option 3 scores poorly in relation to social and economic factors including housing need, access to work/services and addressing existing inequalities.

Overall, the results suggest that Option 1 is the most sustainable option, as it has less environmental impact than Option 2, but scores better than Option 3 in terms of social and economic factors. Option 3 is the least sustainable option.

Short/medium/long term impacts – As more gypsy, traveller and travelling showpeople sites are developed the impact on undeveloped land and resource consumption are likely to increase over time. If no additional sites are developed there will be long term negative impacts as a result of not addressing housing needs and existing inequalities relating to health and education.

Secondary, cumulative or synergistic effects – none identified.

Summary of mitigation measures – none identified.

Preferred Option 1

Distribution of gypsy, traveller and travelling showpeople sites			
SA Objective	Option 1 New gypsy, traveller and travelling showpeople sites to be focused on the edge of settlements close to schools, shops and community facilities	Option 2 Allow new gypsy, traveller and travelling showpeople sites in the countryside relatively close to schools, shops and community facilities	Option 3 Allow gypsy, traveller and travelling showpeople sites anywhere – no restrictions
1.1 Undeveloped	-	--	---
1.2 Energy use	-	-	-
1.3 Water consumption	-	-	-
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	~	-	--
3.3 Design and layout	~	~	~
4.1 Pollutants	++	+	--
4.2 Waste production	-	-	-
4.3 Climate change	~	~	~
5.1 Health	+	+	-
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	+	--
6.2 Inequalities	+	+	?
6.3 Housing need	+	++	++
6.4 Community involvement	~	~	~
7.1 Access to work	++	+	?
7.2 Investment	?	?	?
7.3 Local economy	~	~	~
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Options 1 and 2 both perform well in relation to reducing the need to travel and providing greater access to services and facilities for the gypsy, traveller and travelling showpeople communities. Both Options 1 and 2 positively address housing need and access to services by providing sites within close proximity to settlements with a range of services.</p> <p>Option 3 is considered to be the least sustainable option as it would have the greatest impact on the usage of greenfield land, pollutants and would not provide good access to services and facilities for the gypsy, traveller and travelling showpeople communities.</p> <p><i>Short/medium/long term impacts</i> – None identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Need to ensure gypsy, traveller and travelling showpeople sites are of high quality design, minimise impact on the natural and historic environment and the landscape.</p>			
Preferred Option 2			

Scale of jobs growth			
SA Objective	Option 1 Jobs growth based on historical rates (10,000)	Option 2 Jobs growth based on local economic forecasts (7,900)	Option 3 Jobs growth taking account of historical rates, local forecasts, and aim of increasing jobs density ratio to Cambs average of 0.75 (9200)
1.1 Undeveloped land	---	-	--
1.2 Energy use	---	-	--
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	~	~	~
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	?	?
3.3 Design and layout	?	?	?
4.1 Pollutants	---	-	--
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	~	~	~
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+++	+	++
7.2 Investment	+++	+	++
7.3 Local economy	+++	+	++

Commentary

Summary of assessment – Option 3 appears to be the most sustainable option, as it offers a balance between the environmental dis-benefits of growth (1.1, 1.2 and 4.1), and the economic benefits of growth (7.1, 7.2 and 7.3).

Short/medium/long term impacts – No differences identified.

Secondary, cumulative or synergistic effects – The Plan can set a ‘target’ and a strategy for economic growth, but the delivery of a jobs target will be largely dependent on the ability of the market and other factors.

Summary of mitigation measures – The retention of existing land and premises in or last used for employment purposes can help to reduce the amount of greenfield land required (1.1) as well as benefiting the local economy and investment (7.1, 7.2 and 7.3) by retaining a range of different size and types of sites, often on sites in accessible locations. Will also be important to ensure transport infrastructure in particular is suitable, to cater for additional trips anticipated, and help promote more cycling and walking.

Preferred option – Option 3

Provision of employment sites			
SA Objective	Option 1 Allocate sites close to the main settlements or in strategic locations, and support other sustainable proposals such as extensions to businesses and re-use of rural buildings	Option 2 No restrictions on the location of allocations or development proposals	Option 3 Focus most new employment development within settlement boundaries
1.1 Undeveloped land	+	--	+++
1.2 Energy use	+	-	++
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	+
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	~	~	~
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	?	?
3.3 Design and layout	?	?	?
4.1 Pollutants	+	---	++
4.2 Waste production	~	~	~
4.3 Climate change	+	-	+
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	---	++
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	++	--	+++
7.2 Investment	+	-	---
7.3 Local economy	+	++	---
Commentary			
<p><i>Summary of assessment</i> – Option 1 is the most sustainable option, as it should help to support provision of new jobs and the expansion of the local economy (7.2 and 7.3), whilst limiting the impact on the environment through focusing on land close to settlements or re-use of buildings (1.1, 1.2, 4.1 and 4.3). It should also enable a significant proportion of new jobs to be in accessible locations (6.1 and 7.1).</p> <p><i>Short/medium/long term impacts</i> – None identified.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Limiting the impact of development on the countryside may boost the attractiveness of the area for further economic investment.</p> <p><i>Summary of mitigation measures</i> – Need to ensure new developments are of high quality design, minimise impact on the natural and built environment and countryside, and deliver required infrastructure.</p>			
Preferred option – Option 1			

Retail hierarchy			
SA Objective	Option 1 Ely as the main focus for major retail development, with some in Soham and Littleport. Villages focused on local needs	Option 2 Major retail development to be distributed between the Market Towns	Option 3 Allow development of any scale in any location
1.1 Undeveloped	~	~	--
1.2 Energy use	-	-	-
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	~	~	~
3.1 Historical assets	?	?	?
3.2 Landscape / townscape character	?	?	?
3.3 Design and layout	?	?	?
4.1 Pollutants	++	--	--
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+++	++	?
6.2 Inequalities	~	~	?
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	++	+	?
7.2 Investment	+	+	?
7.3 Local economy	++	+	?
Commentary			
<p><i>Summary of assessment</i> – Option 1 would help to reduce emissions of greenhouse gases and other pollutants and increase accessibility to shops. Ely is the largest and most accessible settlement in the district, and the dominant centre for comparison shopping. Therefore, there are greater opportunities to access shops by means other than the car, and opportunities for linked trips (which reduces car usage). Option 2 would do little to reduce emissions of greenhouse gases and other pollutants, or increase accessibility of shops. Option 1 would also help to consolidate Ely's position as the main centre for non-food shopping and improve the competitiveness of the local economy. The Council's Retail Study recognises that Ely has a different role to Soham and Littleport, and is the main Market Town in East Cambridgeshire.</p> <p><i>Short/medium/long term impacts</i> – Option 2 (concentrating additional non-food retail growth in Soham and Littleport, as well as Ely) could have an adverse impact on the health of Ely town centre over the medium to long term, and its role in the settlement hierarchy as the dominant centre for comparison shopping.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Options 1 and 2 would concentrate retail uses within town centre boundaries, and therefore indirectly may make residential uses more likely outside of those boundaries.</p> <p><i>Summary of mitigation measures</i> – Option 3 would require various controls to mitigate its impact if development outside town centres was to be permitted.</p>			
Preferred option – Option 1			

Amount of new retail floorspace			
SA Objective	Option 1 Floorspace target to meet increased population needs, based on the 'higher growth rate' as set out in the Council's Retail Study	Option 2 Higher floorspace targets assuming greater capture of market share	Option 3 Lower floorspace target
1.1 Undeveloped land	--	---	-
1.2 Energy use	-	--	-
1.3 Water consumption	?	?	?
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape / townscape character	~	~	~
3.3 Design and layout	~	~	~
4.1 Pollutants	-	--	-
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	++	+++	+
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	+
7.2 Investment	++	++	+
7.3 Local economy	++	++	+
Commentary			
<p><i>Summary of assessment</i> – Overall Option 1 appears to score slightly better, as whilst it involves some environmental harm through use of Greenfield land and increased energy use and pollutants through construction and commercial operations (1.1, 1.2 and 4.1) it would have a positive effect in terms of strengthening the health of the district's town and village centres (6.1). Option 2 would result in the greatest environmental harm, as it involves highest growth levels – although it scores well in terms of accessibility of services (6.1). It should be noted that the adverse environmental score for option 2 is partly tempered by the fact that additional development will help to reduce traffic and emissions from shoppers as less people travel to access retail provision elsewhere. Option 3 will have the least environmental impact, but will fail to meet the retail needs of the local community.</p> <p><i>Short/medium/long term impacts</i> – Option 2 would initially help to increase the range of shops – however, if the market cannot support this level of development, this will cause other local businesses to close. The domination of a small number of large stores would not help to increase choice for local people. In addition, a significant number of these new stores are likely to be in locations outside town centres, and be less accessible by non-car modes. Therefore, it is considered that the initial benefits of Option 2 could be affected by drawbacks. For the same reason it is possible that Option 2 may not benefit the vitality and viability of the existing town centres.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 3 would not provide sufficient retail floorspace to meet community needs. As a result, little money would be raised through planning obligations to improve access to services and facilities, or provide the infrastructure to support the growth of the economy.</p> <p><i>Summary of mitigation measures</i> – none identified.</p>			
Preferred option – Option 1			

Delivery of retail development		
SA Objective	Option 1 Allocate key opportunity sites in and adjacent to town centres	Option 2 Do not allocate sites
1.1 Undeveloped land	+	?
1.2 Energy use	?	?
1.3 Water consumption	?	?
2.1 Nature sites and species	~	?
2.2 Biodiversity	~	?
2.3 Access to wildlife	~	?
3.1 Historical assets	+	?
3.2 Landscape and townscape character	+	?
3.3 Design and layout	~	~
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	+	?
5.2 Crime	?	?
5.3 Open space	~	~
6.1 Accessibility	++	?
6.2 Inequalities	?	?
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	+	?
7.2 Investment	+	?
7.3 Local economy	++	?

Commentary

Summary of assessment – Option 1 is the most sustainable option. Critically it maximise the involvement of local communities in decision-making (6.4), but also allows the Council to identify development sites which do not harm biodiversity, landscape/townscape character, nature sites and which are accessible (2.1, 2.2, 2.3, 3.1, 3.2 and 6.1). For Option 2 there are question marks over delivery of these aspects, which will only be finalised through windfall planning applications. Having certainty over land allocations should also help to encourage investment in infrastructure (7.1) and the local economy (7.3).

Short/medium/long term impacts – For Option 2, sites are not yet known so many of the criteria cannot be judged at this stage.

Secondary, cumulative or synergistic effects – Option 1 is likely to save the District Council money and resources, by avoiding significant numbers of applications and potential appeal situations. Option 1 is also likely to save Parish Councils money, as there is less reason to produce Neighbourhood Plans.

Summary of mitigation measures – None identified.

Preferred option – Option 1

Infrastructure delivery			
SA Objective	Option 1 Seek developer contributions from all sizes of schemes towards necessary infrastructure	Option 2 Seek developer contributions from all sizes of schemes, with the exception of affordable housing and open space where schemes of 5+ only will deliver	Option 3 Do not seek contributions from developers towards necessary infrastructure
1.1 Undeveloped land	?	?	~
1.2 Energy use	-	-	~
1.3 Water consumption	-	-	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	?	?	~
3.2 Landscape and townscape character	?	?	~
3.3 Design and layout	+	+	--
4.1 Pollutants	?	?	~
4.2 Waste production	~	~	~
4.3 Climate change	+	+	~
5.1 Health	+	+	~
5.2 Crime	+	+	-
5.3 Open space	+	+	-
6.1 Accessibility	+	+	-
6.2 Inequalities	~	~	-
6.3 Housing need	-	++	--
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	-
7.2 Investment	+	+	--
7.3 Local economy	~	~	--
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 1 is likely to reduce the financial viability of developing affordable housing, which would reduce access to housing of an appropriate type and amount which would meet the needs of the local community. Option 2 would also encourage the development of smaller developments as well as the need for on-site provision of infrastructure on larger sites.</p> <p>Option 3 assumes that no contributions are made by developers to provide new and improved infrastructure associated with new development in the district. This is considered to be the least sustainable option due to its negative impact on the design of new developments and access to infrastructure and services.</p> <p><i>Short/medium/long term impacts</i> – Developer contributions are a significant source of infrastructure funding the impacts of which will increase as contributions are made over time.</p> <p>If developers are not required to provide contributions towards new and improved infrastructure there will be long term impacts on the quality of the environment.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – None identified.</p>			
Preferred Option 2			

4.4 Option assessment results - other housing policies

Housing size mix			
SA Objective	Option 1 Require a mix of housing types and sizes on open market housing including lifetime home standards or equivalent and self build properties (with defined thresholds)	Option 2 Provide no guidance on housing type and sizes on open market sites	Option 3 Require a mix of housing types and sizes on open market sites including lifetime home standards or equivalent and self build properties (without thresholds)
1.1 Undeveloped land	~	~	~
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	+	-	+
3.3 Design and layout	+	-	+
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	--	+
6.2 Inequalities	+	---	+
6.3 Housing need	+++	-	++
6.4 Community involvement	~	~	~
7.1 Access to work	+	~	+
7.2 Investment	+	~	+
7.3 Local economy	~	~	~
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Options 1 and 3 positively address housing need by ensuring a mix of housing types are provided which meets the households within the district (including the specific needs of the elderly and disabled). These options would also have a positive effect on landscape/townscape character and design quality by providing a varied townscape. Option 2 has a negative effect on housing need as it could result in a lack of residential properties being available to meet the housing needs of specific households e.g. 1 or 2 bedroom properties.</p> <p>Option 1 scores higher for housing need than Option 3 as the application of thresholds is expected to provide a greater range of different housing types and sizes than Option 3 without discouraging housing development coming forward.</p> <p><i>Short/medium/long term impacts</i> – As more housing growth takes place, the impacts are likely to increase over time.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Leaving housing mix to the market will have a long term effect on housing supply. This may increase the existing gap between the need for residential properties of a particular size and the availability of such properties.</p> <p><i>Summary of mitigation measures</i> – None identified.</p>			
Preferred Option 1			

Housing density			
SA Objective	Option 1 Housing density to be determined on a site by site basis taking account of character, features and transport accessibility	Option 2 Provide no specific guidance on density	Option 3 Set a minimum density target for all development
1.1 Undeveloped land	++	---	+++
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	++	--	+
3.3 Design and layout	++	-	+
4.1 Pollutants	++	-	+
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	++	-	+
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+	~	~
7.2 Investment	+	~	+
7.3 Local economy	~	~	~
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Options 1 and 3 would provide a number of environmental, social and economic benefits in relation to making efficient use of land, landscape/townscape character, good quality design and infrastructure investment. Option 2 is the least sustainable option due to its negative impact on the usage of greenfield land, townscape/landscape character and increased pollution. Option 1 scores better than Options 2 and 3 in relation to potential benefits relating to landscape/townscape character, accessibility and access to work.</p> <p><i>Short/medium/long term impacts</i> – Option 3 could result in housing developments which do not make effective use of the available land</p> <p><i>Secondary, cumulative or synergistic effects</i> – There could be cumulative impacts with policies relating to employment and retail development.</p> <p><i>Summary of mitigation measures</i> – Option 1 would require controls that would establish the criteria, which will be used to define what is an appropriate housing density in a particular location.</p>			
Preferred Option 1			

Affordable housing provision			
SA Objective	Option 1 Seek 30/40% affordable housing	Option 2 Seek higher levels	Option 3 Seek lower levels
1.1 Undeveloped land	~	~	~
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	?	?
3.3 Design and layout	~	~	~
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	?	?	?
6.2 Inequalities	+	+	-
6.3 Housing need	+++	+	--
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	+
7.2 Investment	+	+	+
7.3 Local economy	?	?	?
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 3 would require a relatively small amount of affordable housing. Although most housing developments would be able to meet this requirement it would have a negative impact on housing need, as it is unlikely to be sufficient to meet the need. Requiring a higher level of affordable housing, as set out in Option 2 is likely to discourage housing development due to a lack of financial viability.</p> <p>It is considered that Option 1, to require a minimum of 30% affordable housing in the north of the District and 40% in the south would deliver the correct balance of requiring affordable housing and not discouraging housing development coming forward in the District.</p> <p><i>Short/medium/long term impacts</i> – As more affordable housing growth takes place, the impacts are likely to increase over time.</p> <p><i>Secondary, cumulative or synergistic effects</i> – There could be cumulative impacts with policies relating to affordable housing in the countryside.</p> <p><i>Summary of mitigation measures</i> – None identified.</p>			
Preferred Option 1			

Affordable housing as an exception in the countryside			
SA Objective	Option 1 Allow as exception on edge of villages according to criteria	Option 2 Allow anywhere	Option 3 Don't allow
1.1 Undeveloped land	-	--	+
1.2 Energy use	-	-	+
1.3 Water consumption	-	-	+
2.1 Nature sites and species	?	?	~
2.2 Biodiversity	?	?	~
2.3 Access to wildlife	?	?	~
3.1 Historical assets	?	?	~
3.2 Landscape and townscape character	+	-	+
3.3 Design and layout	?	?	~
4.1 Pollutants	+	--	~
4.2 Waste production	-	-	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	+	+	~
6.1 Accessibility	++	++	~
6.2 Inequalities	+	+	--
6.3 Housing need	+	+	--
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	~
7.2 Investment	+	+	~
7.3 Local economy	~	~	~
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 3 assumes that no affordable housing is provided in the countryside and scores better than the other options in terms of usage of greenfield land, energy and water and landscape character. However Option 3 has a negative effect on housing need as it limits provision of affordable housing in the countryside, an objective which Options 1 and 2 positively address. Option 1 would limit the development of exception sites to edge of village locations. Therefore Option 1 scores better than Option 2 in relation to the potential impact on the environment, resources and landscape character.</p> <p><i>Short/medium/long term impacts</i> – Both Options 1 and 2 would involve the development of affordable housing in the countryside. Option 2 would have a greater impact on the landscape character of the countryside and resources in the long term.</p> <p><i>Secondary, cumulative or synergistic effects</i> – There could be cumulative impacts with policies relating to housing and employment development in the countryside.</p> <p><i>Summary of mitigation measures</i> – Option 1 would require controls to ensure that the inclusion of general market housing is required to bring the development forward and that the benefits to the community are significant (in comparison to other housing schemes).</p>			
Preferred option – Option 1			

Delivery of affordable housing in the countryside		
SA Objective	Option 1 Allow element of general market to provide cross-subsidy provided it does not increase land value and delivers significant community benefits	Option 2 Don't allow element of general market
1.1 Undeveloped land	-	+
1.2 Energy use	-	+
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	~	~
3.3 Design and layout	~	~
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	+	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	++	+
6.4 Community involvement	~	~
7.1 Access to work	~	~
7.2 Investment	+	~
7.3 Local economy	~	~
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Option 2 assumes that no general market housing is provided as part of affordable housing exception sites. This would suggest that any development would require less land and fewer resources. Option 1 would have a positive impact on housing need by enabling the development of affordable housing on sites in rural areas (where government grant is not available). It would also have a number of social and economic benefits by providing significant new facilities or infrastructure (which would not otherwise be provided) as part of the development. Option 2 would also have a positive impact on housing need but this would be more limited due to likelihood of sites coming forward for affordable housing.</p> <p><i>Short/medium/long term impacts</i> – Both Options 1 and 2 would involve the development of affordable housing in the countryside. Option 1 would have a greater impact on the landscape character in the long term as a result of allowing general market housing in the countryside.</p> <p><i>Secondary, cumulative or synergistic effects</i> – There could be cumulative impacts with policies relating to housing and employment development in the countryside.</p> <p><i>Summary of mitigation measures</i> – Option 1 would require controls to ensure that the inclusion of general market housing is required to bring the development forward and that the benefits to the community are significant (in comparison to other housing schemes).</p>		
Preferred option – No clear result		

Mobile homes and caravans		
SA Objective	Option 1 Restrictive approach – allow new/expanded sites within settlements only	Option 2 Permissive approach – allow as exception in the countryside
1.1 Undeveloped land	++	--
1.2 Energy use	+	-
1.3 Water consumption	~	~
2.1 Nature sites and species	~	?
2.2 Biodiversity	~	?
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	+	-
3.3 Design and layout	~	~
4.1 Pollutants	+	-
4.2 Waste production	~	~
4.3 Climate change	+	-
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	+	-
6.2 Inequalities	~	~
6.3 Housing need	-	+
6.4 Community involvement	~	~
7.1 Access to work	+	-
7.2 Investment	~	~
7.3 Local economy	~	~
Commentary		
<p><i>Summary of assessment</i> – Option 1 provides the most benefits to use of undeveloped land and the landscape by restricting development to within settlement boundaries. It also has a positive effect on energy use and pollutants by reducing travel by car and providing better access to work and local services. Option 1 has a negative effect on housing need as it limits provision of a low-cost housing option, an objective that Option 2 positively addresses. However, Option 2 scores negatively on landscape and energy/pollution objectives as it would allow development on undeveloped land and increase the need for travel by car. Allowing development outside of settlements would reduce accessibility to work and local services.</p> <p><i>Short/medium/long term impacts</i> – Option 1 will provide long term protection of the countryside and impact of reducing climate change. Option 2 may address short/medium term low-cost housing need, but would have an irreparable impact on the countryside.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 2 would impact the countryside greater with time as more developments are built or extended and would have an irreparable negative impact on the landscape.</p> <p><i>Summary of mitigation measures</i> – Where development is permitted, strong regard to colour, massing and materials will be needed to ensure there is no adverse impact on the character of the area or amenity of nearby residents.</p>		
Preferred option – Option 1		

Residential care accommodation			
SA Objective	Option 1 Allow all development within settlements only	Option 2 Allow residential care homes outside as an exception	Option 3 Allow any residential care accommodation outside as an exception
1.1 Undeveloped land	+	-	--
1.2 Energy use	+	-	--
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	+	-	--
3.3 Design and layout	~	~	~
4.1 Pollutants	+	-	--
4.2 Waste production	~	~	~
4.3 Climate change	+	-	--
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	-	--
6.2 Inequalities	~	~	~
6.3 Housing need	-	++	++
6.4 Community involvement	~	~	~
7.1 Access to work	~	~	~
7.2 Investment	~	~	~
7.3 Local economy	~	~	~
Commentary			
<p><i>Summary of assessment</i> – Option 1 provides good accessibility to local services for residents, and supports travel by other means than by private car so would reduce greenhouse emissions and pollutants, whereas Option 2 and 3 may increase car use. Option 2 and 3 will also put pressure on use of undeveloped land and may result in a negative impact on landscape character. Although there are clear positives to Option 1, it responds negatively to housing need. This is an important consideration as there would be a limited amount of available and affordable sites within settlements for residential care accommodation. Option 2 mitigates against this by allowing some development of care homes outside development boundaries, but still only allowing development of other care accommodation within settlements. This approach creates fewer negatives than Option 3 which would put too much pressure on undeveloped land and negatively impact the countryside.</p> <p><i>Short/medium/long term impacts</i> – Option 2 and 3 addresses the long term need for residential care accommodation due to the growth of the elderly population. However, Option 3 would create long term negative impacts on the landscape and undeveloped land in the countryside.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Option 2 would require various controls to mitigate its impact where development outside settlements may be permitted. To improve access to local services and reduce the need to travel by car, the location of development will need to remain close to the edge of the development boundary of settlements which offer a range of services.</p>			
Preferred option – Option 2			

Extensions and replacement of dwellings in the countryside			
SA Objective	Option 1 Allow scale according to character of locality	Option 2 Allow any scale	Option 3 Restrict scale to certain % of original dwelling
1.1 Undeveloped land	~	~	~
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	+	-	+
3.3 Design and layout	++	--	+
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	~	~	~
6.2 Inequalities	~	~	~
6.3 Housing need	+	+	+
6.4 Community involvement	~	~	~
7.1 Access to work	~	~	~
7.2 Investment	~	~	~
7.3 Local economy	~	~	~
<u>Commentary</u>			
<p><i>Summary of assessment</i> – All options positively address housing need by supporting development of decent homes appropriate to need. Option 1 and 3 has positive results for both landscape character and design and layout as a good quality proposal can enhance the aesthetics of the site as long as it appropriate to its setting. Option 2 therefore scores negatively for both objectives as a proposal may not be at a scale appropriate to its locality and negatively impact on its surroundings. Option 1 scores higher for design and layout than Option 3 as relating scale to the locality creates better opportunity for high quality proposals, whereas relating scale to the original dwelling restricts the potential for improved design.</p> <p><i>Short/medium/long term impacts</i> – None identified.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 2 may have a negative secondary impact on the housing stock in the countryside, possibly reducing the amount of smaller houses available for future housing markets. Option 3 would maintain the stock at a similar scale to that currently so would have less of an impact on housing stock. Option 1 would be determined on a site basis which would vary the size increase of housing stock, but limit the number of large houses built.</p> <p><i>Summary of mitigation measures</i> – All options would require measures to reduce the adverse impact on the countryside landscape.</p>			
Preferred option – Option 1			

Rural worker dwellings			
SA Objective	Option 1 Allow as exception where criteria are met	Option 2 Don't allow as exception	Option 3 Allow as an exception with no criteria
1.1 Undeveloped land	-	+	--
1.2 Energy use	+	-	+
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	-	+	--
3.3 Design and layout	~	~	~
4.1 Pollutants	+	-	+
4.2 Waste production	~	~	~
4.3 Climate change	+	-	+
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	~	~	~
6.2 Inequalities	~	~	~
6.3 Housing need	+	-	+
6.4 Community involvement	~	~	~
7.1 Access to work	+	-	+
7.2 Investment	~	~	~
7.3 Local economy	+	-	+
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 1 and 3 will negatively impact the use of undeveloped land and the character of the landscape. There will be a greater impact for Option 3 as the lack of criteria could lead to more and/or larger developments. Option 2 responds positively to these objectives, but would not address housing need for rural workers. Option 1 and 3 supports this objective, which will also have a positive impact on accessibility to work.</p> <p><i>Short/medium/long term impacts</i> – Allowing rural worker dwellings in the countryside could have a positive impact in the short and medium term by improving business efficiency, which could have long term positive impacts on the local economy. However, strong regards to quality design appropriate to the landscape will be important to ensure there are no irremediable negative impacts on the countryside character.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 1 and 3 has a positive secondary effect on reducing energy use, pollution and climate change due to the reduction of agricultural vehicles on the public highway and distances travelled from existing accommodation. Option 2 has a negative impact on these objectives. Option 1 and 3 may also improve the efficiency of the business improving the local economy.</p> <p><i>Summary of mitigation measures</i> – To reduce the impact of development on the character of the countryside, there will need to be restrictions on the scale and location of proposals. Criteria relating development to business need rather than personal need would ensure housing in the countryside is not allowed for personal gain.</p>			
Preferred option – Option 1			

4.6 Option assessment results - other employment policies

Retention of employment sites			
SA Objective	Option 1 A restrictive approach – retain employment sites and allocations (B1/B2/B8 uses)	Option 2 A permissive approach – allow change of use from employment	Option 3 A mixed approach – retain key identified employment sites and allocations and allow change of use elsewhere
1.1 Undeveloped land	++	--	+
1.2 Energy use	+	--	-
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	~	~	~
3.3 Design and layout	~	~	~
4.1 Pollutants	+	--	-
4.2 Waste production	~	~	~
4.3 Climate change	?	?	?
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+++	--	-
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+++	--	-
7.2 Investment	+++	--	-
7.3 Local economy	+++	--	-
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 1 is the most sustainable option as it would help to provide a suitable supply of land to underpin economic growth and investment (7.2 and 7.3), often in locations which are accessible (7.1). It also scores well in terms of environmental sustainability as retention would use less land, energy and resources than new construction (1.1 and 1.2) and cause less pollution (4.1) as many sites are within or close to settlement boundaries.</p> <p><i>Short/medium/long term impacts</i> – Retention is likely to be particularly important in the short term prior to delivery of new strategic employment allocations.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Need to allow some flexibility in the policy criteria to account for exceptional circumstances where lack of financial viability or environmental problems can be demonstrated.</p> <p>Preferred option – Option 1</p>			

<u>New employment development in the countryside</u>			
SA Objective	Option 1 Allow small scale new build employment development in the countryside close to settlements, where there is lack of premises/sites within the settlement and no opportunities for re-use of buildings	Option 2 Permissive approach allowing any scale of new build employment development anywhere in the countryside	Option 3 Restrictive approach – don't allow any new build employment sites in the countryside
1.1 Undeveloped land	+	--	++
1.2 Energy use	-	--	+
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	--?	++
3.3 Design and layout	?	?	?
4.1 Pollutants	+	---	++
4.2 Waste production	~	~	~
4.3 Climate change	+	--	++
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	--	+
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+	---	-
7.2 Investment	++	+++	---
7.3 Local economy	++	+++	---
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 1 is the most sustainable option, as provides some positive economic benefits (7.1, 7.2 and 7.3), whilst minimising the impact on the environment (1.1, 1.2, 4.1 and 4.3). Allowing employment development of any scale anywhere (option 2) could help to boost the economy in the short term, but would have an adverse impact on the character of the countryside, increase the need to travel, and place pressure on the road network. Option 3 is too restrictive and would not allow the district's economy to continue to grow.</p> <p><i>Short/medium/long term impacts</i> – Option 2 would boost the economy in the short term but have adverse long term environmental impacts.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Option 2 could lead to infrastructure problems due to increase pressure on the road network.</p> <p><i>Summary of mitigation measures</i> – Need to ensure new developments are of high quality design, minimise impact on the natural and built environment and countryside, and deliver required infrastructure.</p>			
Preferred option – Option 1			

Re-use and replacement of existing rural buildings			
SA Objective	Option 1 Allow re-use and replacement of buildings for business, tourist, outdoor recreation or community-related uses (with residential re-use permitted if business use not viable)	Option 2 More permissive - allow reuse and replacement for any use, with no restrictions	Option 3 Restrictive – do not allow the reuse or replacement of rural buildings
1.1 Undeveloped land	+	+	--
1.2 Energy use	-	--	-
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	+?	+?	-?
3.2 Landscape and townscape character	++	+?	-?
3.3 Design and layout	?	?	?
4.1 Pollutants	+	--	++
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	-	--	?
6.2 Inequalities	~	~	~
6.3 Housing need	-	+	-
6.4 Community involvement	~	~	~
7.1 Access to work	-	-	+
7.2 Investment	+++	-	--
7.3 Local economy	+++	-	--

Commentary

Summary of assessment – Option 1 is the most sustainable option as it would help to bring under-used rural buildings back into use - thereby reducing the amount of greenfield land needed (1.1) whilst helping to protect buildings of visual or architectural merit (3.1 and 3.2) and boosting the local economy (7.2 and 7.3). Restricting uses to exclude residential as a first choice would help to provide a stock of buildings for employment purposes and support local economic expansion (7.2 and 7.3). If housing re-use is permitted openly (option 2) there will be considerable pressure to re-use most rural buildings for this purpose. Option 2 is less sustainable as it would not support economic growth (7.2 and 7.3). Option 3 would be more sustainable in environmental terms as it would reduce the need to travel (4.1 and 7.1) but would fail to support the local economy (7.2 and 7.3) – and could result in the loss of attractive rural buildings or historical or architectural merit (3.1 and 3.2).

Short/medium/long term impacts – Re-use of buildings for employment purposes is particularly important in the short term prior to the delivery of large strategic employment allocations. The cumulative impact on the transport network could become significantly greater over time.

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – Need to ensure new developments are of high quality design, minimise impact on the natural and built environment and countryside, and deliver required infrastructure.

Preferred option - Option 1

Horse racing and equestrian development		
SA Objective	Option 1 Supportive policy approach to equine development	Option 2 Rely on the NPPF and local employment policies
1.1 Undeveloped land	?	?
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	?	?
2.2 Biodiversity	?	?
2.3 Access to wildlife	?	?
3.1 Historical assets	~	~
3.2 Landscape and townscape character	-	--
3.3 Design and layout	?	?
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	++	+
7.2 Investment	?	?
7.3 Local economy	++	+
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Positive outcomes include the growth in employment related developments, providing opportunities for economic growth and potentially tourism. Potential negative impacts include the effects on the landscape from equestrian buildings, which are often located in fields away from other development.</p> <p><i>Short/medium/long term impacts</i> – Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Where there are a number of equestrian developments in an area this could cumulatively change the nature of the landscape, particularly in the case of smaller scale domestic size developments.</p> <p><i>Summary of mitigation measures</i> – The policy framework will need to ensure that developments are well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments should also be required to demonstrate that they do not result in an unacceptable increase in traffic.</p>		
Preferred option - Option 1		

Tourist facilities and attractions			
SA Objective	Option 1 Direct tourist facilities and attractions to town centres but allow some development in the countryside where appropriate	Option 2 Restrict tourist facilities and attractions to town centres only	Option 3 Do not restrict the location of tourist facilities and attractions
1.1 Undeveloped land	?	+	-
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	+	--
2.2 Biodiversity	~	+	--
2.3 Access to wildlife	~	+	--
3.1 Historical assets	~	~	--
3.2 Landscape / townscape character	?	+	--
3.3 Design and layout	?	?	?
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	+	+	--
5.1 Health	~	~	~
5.2 Crime	~	~	-
5.3 Open space	?	?	?
6.1 Accessibility	~	+	-
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	?	+	-
7.2 Investment	+	+	+
7.3 Local economy	++	-	-
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Option 1 may potentially have a significant adverse environmental impact upon biodiversity, as the countryside developments may compromise habitats and biodiversity and affect landscape quality. There would be a likely positive economic effect, as tourist attractions and facilities within the countryside would be enabled, allowing the growth of tourism in this sector, which is particularly important owing to the predominantly rural character of the plan area.</p> <p>Option 2 would protect the landscape, reduce climate change mitigation and vulnerability (through reduced emissions of greenhouse gases from transport sources), protect and enhance conservation interests and improve access to recreational and leisure facilities by sustainable modes of transport through the provision of tourist facilities and attractions within the towns. However, there would be a negative impact upon the economy, as the development and growth of tourist facilities in out of town locations would be prohibited, which would unreasonably restrict the growth of these facilities and attractions and stifle economic growth within the tourism sector.</p> <p>Option 3 is likely to have strong adverse environmental impacts upon biodiversity, as countryside developments may compromise habitats and biodiversity, result in the loss of landscape quality and the setting of historic and cultural features. It is likely that this option would result in development in locations that are not accessible by sustainable transport means. Option 3 is likely to encourage a large amount of tourist development. However, some of these facilities are likely to be accessible only by non-sustainable transport means.</p> <p><i>Short/medium/long term impacts</i> – Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Tourist facilities and attractions are lower impact in terms of sustainability than residential developments, such as not needing access to the same level of services, and generating lower carbon emissions because they tend to be less frequently used during autumn/winter, when more fuel would be needed to heat them. Indirect effects could include the boost to rural incomes, particularly in cases where farm owners wish to diversify their activities.</p> <p><i>Summary of mitigation measures</i> – Developing within the open countryside (Option 3) could impact negatively on the landscape, however to a degree this could be mitigated by policy requirements to respect local character and appearance and achieve high quality design.</p>			
Preferred option - Option 1			

Tourist accommodation			
SA Objective	Option 1 Focus tourist accommodation within development envelopes but allow some extension and re-use of existing buildings elsewhere, or where need for rural location	Option 2 Allow tourist accommodation anywhere	Option 3 Restrict tourist accommodation to sites within development envelopes
1.1 Undeveloped land	?	?	?
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	+	--	+
2.3 Access to wildlife	?	?	?
3.1 Historical assets	~	-	~
3.2 Landscape and townscape character	+	--	+
3.3 Design and layout	~	~	~
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	+	-	+
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	-	+	++
6.2 Inequalities	~	~	~
6.3 Housing need	+	++	-
6.4 Community involvement	~	~	~
7.1 Access to work	-	+	+
7.2 Investment	?	?	?
7.3 Local economy	+	+	-
Commentary			
<p><i>Summary of assessment</i> – Options 1 and 3 would guide development to locations within settlements where attractions and facilities are concentrated and where there are more opportunities for travel other than by car. Hotels are town centre uses which are most appropriately located at the town centres. Allowing extensions to appropriate accommodation (Option 1) may help to ensure its viability and/or enhance its standard.</p> <p>Option 2 would not restrict the location of built holiday accommodation, which could result in an increased stock of holiday accommodation, in a wider range of locations, encouraging an increased number of visitors to the area. However, the economic benefits of this approach could come at the cost of the environment. There are likely to be strong negative impacts upon landscape (owing to the likelihood that holiday accommodation would be favourably built in areas of landscape beauty), the setting of historic and cultural features, and water quality (through the potential loss of productive agricultural land). This could allow development in rural and isolated locations where there is little opportunity to access attractions, services and facilities, by sustainable transport means. This would be contrary to the aims of achieving sustainable development.</p> <p>Option 3 would restrict the development of built holiday accommodation in the countryside, thus minimising the impact on landscape, biodiversity and water (by protecting productive agricultural land) and reducing climate change mitigation and vulnerability (by reducing emissions of greenhouse gases from transport sources and reducing vulnerability to flooding). However, it would have the least beneficial impact on the rural economy.</p> <p><i>Short/medium/long term impacts</i> – Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – Consideration would need to be given to the size of the extension approved against Option 1 as a proportion of the existing building, and also the location of the accommodation in relation to nearby settlements.</p>			
Preferred option - Option 1			

Holiday occupancy of non-serviced tourist accommodation		
SA Objective	Option 1 Seek to restrict occupancy to holiday lets	Option 2 Don't restrict to holiday lets
1.1 Undeveloped land	~	~
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	~	~
3.3 Design and layout	~	~
4.1 Pollutants	~	--
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	-?
6.2 Inequalities	~	~
6.3 Housing need	~	+
6.4 Community involvement	~	~
7.1 Access to work	+	-
7.2 Investment	++	--
7.3 Local economy	++	--
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Option 1 is considered to be more sustainable, as it would benefit the local economy and tourism (7.1, 7.2 and 7.3), by ensuring that holiday accommodation is retained for its intended purpose, and not altered to become permanent residential accommodation. Change of use to permanent dwellings may also have a negative impact on the character of the countryside, by increasing the distance which local residents need to travel to work and to access infrastructure and services (4.1 and 6.1).</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified</p> <p><i>Summary of mitigation measures</i> – If option 1 as implemented it will require careful monitoring and wording of conditions on planning permissions to be deliverable.</p> <p>Preferred option – Option 1</p>		

4.7 Option assessment results - natural and built environment policies

Design		
SA Objective	Option 1 Development should reflect local character and reinforce local distinctiveness	Option 2 No requirement for development to reflect the surroundings
1.1 Undeveloped land	++	-
1.2 Energy use	~	~
1.3 Water consumption	++	-
2.1 Nature sites and species	+	-
2.2 Biodiversity	+	-
2.3 Access to wildlife	+	-
3.1 Historical assets	++	--
3.2 Landscape and townscape character	+++	---
3.3 Design and layout	+++	---
4.1 Pollutants	++	--
4.2 Waste production	+	-
4.3 Climate change	+	-
5.1 Health	+	-
5.2 Crime	+	-
5.3 Open space	++	--
6.1 Accessibility	++	--
6.2 Inequalities	+	-
6.3 Housing need	~	~
6.4 Community involvement	+	-
7.1 Access to work	+	-
7.2 Investment	+	-
7.3 Local economy	+	-
Commentary		
<p><i>Summary of assessment</i> – Option 1 will deliver a wide range of social, economic and environmental benefits relating to high quality design of new development, including protection of the natural and built environment (2.1, 2.2, 2.3 and 3.2), provision of accessible attractive and safe living environments (5.1, 5.2, 5.3, 6.1, 6.2 and 7.1) and economic benefits from creating high quality schemes (7.2 and 7.3). Option 2 would deliver no benefits.</p> <p><i>Short/medium/long term impacts</i> – Benefits will be felt more strongly in the medium/longer term as new development schemes are constructed and brought into use.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach to design should complement and reinforce other policy areas relating to resource use, open space, natural environment, climate change and the economy.</p> <p><i>Summary of mitigation measures</i> – None identified</p>		
Preferred option – Option 1		

Renewable energy development			
SA Objective	Option 1 Allow energy schemes where appropriate for the location	Option 2 Allow energy schemes anywhere, regardless of constraints	Option 3 Identify specific areas where energy schemes are appropriate
1.1 Undeveloped land	~	~	~
1.2 Energy use	+++	+++	+++
1.3 Water consumption	~	~	~
2.1 Nature sites and species	?	?	?
2.2 Biodiversity	?	?	?
2.3 Access to wildlife	?	?	?
3.1 Historical assets	?	-	~
3.2 Landscape and townscape character	?	--	+
3.3 Design and layout	?	?	?
4.1 Pollutants	++	++	++
4.2 Waste production	~	~	~
4.3 Climate change	++	++	++
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	~	~	~
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	~	~	~
7.2 Investment	+	+	+
7.3 Local economy	++	+	+
<u>Commentary</u>			
<p><i>Summary of assessment</i> – Options 1 and 3 have no outright negative impacts, and a number of positive benefits. These options would require development proposals to take account of landscape character and heritage assets, which could be detrimentally affected by renewable technology development, for example where solar panels are proposed on listed buildings or buildings in a conservation area. Option 2 could allow these negative impacts. Option 1 is more permissive and likely to encourage the most appropriate developments.</p> <p><i>Short/medium/long term impacts</i> – Many renewable energy technologies will have a temporary effect on the landscape, as they can be removed and the former use of the land restored, in order to protect the landscape and best agricultural land.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Wind turbines can have cumulative impacts on a landscape, particularly where isolated small scale developments are granted, eventually dotting the landscape. The policy requires development not to have significant adverse impacts, including cumulative impacts in relation to other similar developments.</p> <p><i>Summary of mitigation measures</i> – Options 1 and 2 would not allow schemes that would have negative impacts on landscape character and heritage assets.</p>			
Preferred option – Option 1			

Sustainable building standards			
SA Objective	Option 1 All developments should explore options for maximising energy efficiency and including renewable energy or low carbon energy sources	Option 2 All developments required to meet a higher standard than current Building Regulation requirements or Code for Sustainable Homes level	Option 3 All developments to meet minimum Building Regulation requirements (i.e. no policy required)
1.1 Undeveloped land	~	~	~
1.2 Energy use	+++	++	+
1.3 Water consumption	+++	++	+
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	?	?	?
3.2 Landscape and townscape character	?	?	?
3.3 Design and layout	+	+	+
4.1 Pollutants	+++	++	+
4.2 Waste production	?	?	~
4.3 Climate change	++	+	+
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	?	?	?
6.1 Accessibility	~	~	~
6.2 Inequalities	~	~	~
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	+
7.2 Investment	+	+	+
7.3 Local economy	~	~	~
Commentary			
<p><i>Summary of assessment</i> – The appraisal demonstrates that all policy options are positive in their impacts to varying degrees, with Option 1 maximising the potential benefits. Option 2 may have fewer positive benefits since it may result in some developments becoming unviable. The most positive impacts will be on reducing water consumption and the use of non-renewable resources.</p> <p><i>Short/medium/long term impacts</i> – Long-term impacts should be positive in improving resilience to climate change effects.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – It is possible that there could be some negative impacts arising from the requirement to cut carbon emissions, particularly by using more visual forms of renewable energy technologies.</p> <p>Preferred option – Option 1</p>			

Historic conservation		
SA Objective	Option 1 Level of protection to reflect the type and significance of the heritage asset	Option 2 All heritage assets considered as significant
1.1 Undeveloped land	?	?
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	++	+++
3.2 Landscape and townscape character	-	+
3.3 Design and layout	?	?
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	~	-
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	+	-
6.4 Community involvement	~	~
7.1 Access to work	~	~
7.2 Investment	+	-
7.3 Local economy	+	-
Commentary		
<p><i>Summary of assessment</i> – Option 1 is likely to give protection to the heritage buildings of the greatest importance, preserving cultural activities whilst enabling those buildings that are considered less significant to be redeveloped for other purposes. The loss of these properties, considered to be important to the character of the built environment, is likely to impact negatively upon townscape.</p> <p>Option 2 offers greater protection to heritage buildings, restricting their redevelopment for other purposes. Whilst access to cultural activities will not be adversely impacted upon, the redevelopment of these buildings for housing and infrastructure would not be permitted.</p> <p><i>Short/medium/long term impacts</i> – Since heritage buildings are generally considered to be less energy efficient and less suitable for renewable energy technologies and therefore not as self-sufficient in energy terms, the stricter approach of Option 2 could compromise climate change mitigation and vulnerability.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Providing appropriate protection to heritage assets should result in no incremental or cumulative loss of historic character or gradual fragmentation of conservation areas across the district.</p> <p><i>Summary of mitigation measures</i> – None identified.</p>		
Preferred option – Option 1		

Biodiversity and geology		
SA Objective	Option 1 Require development to protect biodiversity and geology and minimise harm to environmental features	Option 2 Don't require protection or minimisation of harm
1.1 Undeveloped land	+	-
1.2 Energy use	~	~
1.3 Water consumption	+	-
2.1 Nature sites and species	+++	---
2.2 Biodiversity	+++	---
2.3 Access to wildlife	++	--
3.1 Historical assets	~	~
3.2 Landscape and townscape character	+	-
3.3 Design and layout	+	-
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	++	--
5.1 Health	+	-
5.2 Crime	~	~
5.3 Open space	+	-
6.1 Accessibility	~	~
6.2 Inequalities	+	-
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	~	~
7.2 Investment	+	-
7.3 Local economy	+	-
Commentary		
<p><i>Summary of assessment</i> – Option 1 will deliver significant environmental benefits (2.1, 2.2, 2.3 and 4.3) and also help to create development schemes which are attractive and healthy places to live (5.1, 5.2 and 6.2) and enhance the local economy (7.2 and 7.3). Option 2 will fail to deliver any benefits.</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – The approach will compliment and help to reinforce other policy areas relating to open space, natural environment, place making and the economy.</p> <p><i>Summary of mitigation measures</i> – None identified</p> <p>Preferred option – Option 1</p>		

Flood risk		
SA Objective	Option 1 Limit development in areas of medium/high flood risk	Option 2 Don't restrict development in areas of medium/high flood risk
1.1 Undeveloped land	~	~
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	+	-
2.2 Biodiversity	+	-
2.3 Access to wildlife	+	-
3.1 Historical assets	~	~
3.2 Landscape and townscape character	~	~
3.3 Design and layout	++	--
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	+++	---
5.1 Health	++	--
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	~	~
7.2 Investment	+	-
7.3 Local economy	+	-
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable approach as it will help to limit vulnerability to flooding (4.3) and thereby protect people and property (which brings social and economic benefits as in 5.1, 7.2 and 7.3). Limiting development in areas of medium/high flood risk may also protect biodiversity and wildlife sites in East Cambridgeshire as many of the most of the important nature sites are wetland based (e.g. Wicken Fen, Chppenham Fen and the Ouse Washes – 2.1, 2.2 and 2.3).</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach needs to be complemented and reinforced by other policy areas such as design, sustainable construction, open space and natural environment.</p> <p><i>Summary of mitigation measures</i> – None identified</p> <p>Preferred option – Option 1</p>		

Pollution		
SA Objective	Option 1 Require development to minimise and reduce emissions and pollution	Option 2 Don't require development to minimise and reduce emissions and pollution
1.1 Undeveloped land	~	~
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	+	-
2.2 Biodiversity	+	-
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	+	-
3.3 Design and layout	+	~
4.1 Pollutants	+++	---
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	+++	---
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	+	-
7.2 Investment	+	-
7.3 Local economy	+	-
Commentary		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable approach as it will help to protect human health (5.1) and provide better living environments (3.2 and 3.3). It could also bring economic benefits by creating attractive environments in which to invest in jobs and infrastructure (7.1, 7.2 and 7.3) – although this need to be weighed against potential costs of pollution control and remediation.</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach will be complimented by and reinforce other policy areas relating to the environment, economy and the location of development.</p> <p><i>Summary of mitigation measures</i> – None identified</p> <p>Preferred option – Option 1</p>		

Green Belt		
SA Objective	Option 1 Restrict development in the Green Belt in accordance with its designated status	Option 2 Don't restrict development in the Green Belt in accordance with its designated status
1.1 Undeveloped land	++	--
1.2 Energy use	~	~
1.3 Water consumption	+	-
2.1 Nature sites and species	+	-
2.2 Biodiversity	+	-
2.3 Access to wildlife	+	-
3.1 Historical assets	++	--
3.2 Landscape and townscape character	++	--
3.3 Design and layout	+	-
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	+	-
5.1 Health	+	-
5.2 Crime	~	~
5.3 Open space	+	-
6.1 Accessibility	+	-
6.2 Inequalities	~	~
6.3 Housing need	+	-
6.4 Community involvement	~	~
7.1 Access to work	~	~
7.2 Investment	~	~
7.3 Local economy	~	~
Commentary		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable, bringing environmental benefits relating to the protection of the open character and landscape setting of the area and biodiversity value (1.2, 2.1, 2.2, 2.3, 3.1, 3.2 and 3.3). Whilst it can help to make the district more attractive for investment, the Green Belt is restrictive on development not compatible with its purposes – the overall economic effect is therefore likely to be neutral.</p> <p><i>Short/medium/long term impacts</i> – No differences identified.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach complements and reinforces policies relating to land allocation, open space, natural environment and the economy.</p> <p><i>Summary of mitigation measures</i> – None identified</p> <p>Preferred option – Option 1</p>		

4.8 Option assessment results – services and infrastructure policies/proposals

Retail frontages		
SA Objective	Option 1 Include a specific policy	Option 2 Rely on general design policy
1.1 Undeveloped land	~	~
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	++	+
3.2 Landscape and townscape character	+	~
3.3 Design and layout	++	+
4.1 Pollutants	~	~
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	~	~
6.2 Inequalities	~	~
6.3 Housing need	~	~
6.4 Community involvement	+	~
7.1 Access to work	~	~
7.2 Investment	~	~
7.3 Local economy	~	~
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable option. Critically it maximise the involvement of local communities in decision-making in defining the preferred criteria (6.4), but also provides the Council with more control over ensuring that developments do not harm townscape character.</p> <p><i>Short/medium/long term impacts</i> – Sites are not yet known so many of the criteria cannot be judged at this stage.</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – None identified.</p> <p>Preferred option – Option 1</p>		

Retaining community facilities and open space			
SA Objective	Option 1 Require retention of community facilities and open space, unless no community need or not financially viable	Option 2 Don't require retention of community facilities and open space	Option 3 Require retention in all circumstances
1.1 Undeveloped land	~	~	~
1.2 Energy use	~	~	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	~	~	~
3.3 Design and layout	++	-	+/-
4.1 Pollutants	~	~	~
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	+	-	+
5.2 Crime	+	-	+
5.3 Open space	~	~	~
6.1 Accessibility	+	-	+
6.2 Inequalities	+	-	+
6.3 Housing need	~	~	~
6.4 Community involvement	++	--	++
7.1 Access to work	+	-	-
7.2 Investment	+	-	-
7.3 Local economy	~	~	-

Commentary

Summary of assessment – Option 1 is the most sustainable option, as retaining community facilities can benefit people's health (5.1), fosters community engagement (6.4) and ensures communities work well (3.3). Option 1 may also help to ensure retention of investment in vulnerable rural communities where schemes are still financially viable. Option 2 would fail to deliver any of these benefits and would result in the loss of key facilities in the district. Option 3 would bring many of the social benefits of Option 1, but would potentially cause adverse economic impacts (7.1, 7.2 and 7.3) as preventing change of use in all circumstances could result in the closure of community facilities and their non-replacement which may involve abandoned buildings.

Short/medium/long term impacts – No differences identified.

Secondary, cumulative or synergistic effects – Approach needs to compliment and reinforce policies relating to health and community cohesion.

Summary of mitigation measures – None identified.

Preferred option – Option 1

<u>New community facilities and open space</u>		
SA Objective	Option 1 Focus new community facilities and open space within development envelopes, except where lack of land or requirement for rural location	Option 2 Allow new community facilities and open space anywhere
1.1 Undeveloped land	+	-
1.2 Energy use	~	~
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	+	-
3.3 Design and layout	++	--
4.1 Pollutants	+	-
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	++	--
5.2 Crime	+	-
5.3 Open space	+	-
6.1 Accessibility	++	--
6.2 Inequalities	+	-
6.3 Housing need	~	~
6.4 Community involvement	+++	--
7.1 Access to work	+	-
7.2 Investment	+	-
7.3 Local economy	+	-
<u>Commentary</u>		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable approach, as it would bring strong benefits in terms of healthy and inclusive communities (5.1, 6.1 and 6.4) and create places that work well (3.3). It would also benefit the economy by helping to provide employment opportunities and attractive environments in which to invest (7.1, 7.2 and 7.3).</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach would compliment and be reinforced by policies relating to community facilities, health and quality of life.</p> <p><i>Summary of mitigation measures</i> – None identified</p> <p>Preferred option – Option 1</p>		

Telecommunications		
SA Objective	Option 1 Support expansion and provision of communications infrastructure, including superfast broadband	Option 2 Do not allow any communication infrastructure development
1.1 Undeveloped land	~	~
1.2 Energy use	?	?
1.3 Water consumption	~	~
2.1 Nature sites and species	?	~
2.2 Biodiversity	?	~
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	~	~
3.3 Design and layout	~	~
4.1 Pollutants	+	-
4.2 Waste production	~	~
4.3 Climate change	+	-
5.1 Health	~	~
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	++	--
6.2 Inequalities	++	--
6.3 Housing need	~	~
6.4 Community involvement	+	-
7.1 Access to work	++	--
7.2 Investment	++	--
7.3 Local economy	++	--
Commentary		
<p><i>Summary of assessment</i> – Option 1 creates many positive impacts for local people and businesses. Improvements to communication infrastructure is essential for the continued growth and competitiveness of businesses, as well as creating opportunities for rural diversification (7.1, 7.2 & 7.3). Option 2 would heighten the digital divide between those who do and do not currently have access to advanced communications networks such as the Internet and wireless technologies (3G). Option 1 would address these objectives (6.1, 6.2 & 6.4)) by eliminating digital exclusion and encourage the opportunity to access the increasing amount of information and services available online.</p> <p><i>Short/medium/long term impacts</i> – Short and medium term impacts of Option 1 are the improvements to the local economy and reducing digital exclusion. Option 2 would create severe long term impacts as the district would be at a disadvantage to other surrounding areas with advanced communication infrastructure and would require much more investment in the future. The only negative effect of Option 1 is the possibility that internet shopping may impact the vitality of local shopping centres (7.3). However broadband is important for long-term business development so the overall benefit to the economy creates an overall potentially significant beneficial impact.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Telecommunication infrastructure improvements can reduce the need to travel for many journeys such as to work or for shopping. This will help reduce the use of non-renewable resources and greenhouse gas emissions reducing the effects of climate change (1.2, 4.1 & 4.3).</p> <p><i>Summary of mitigation measures</i> – Controls over expansion of existing infrastructure, including sharing of sites and ensuring new infrastructure is well located, designed and possibly camouflaged to reduce the impact on the character of the locality. Measures to secure future provision and investment will be required through future-proofing and reducing retrofitting of infrastructure.</p>		
Preferred option – Option 1		

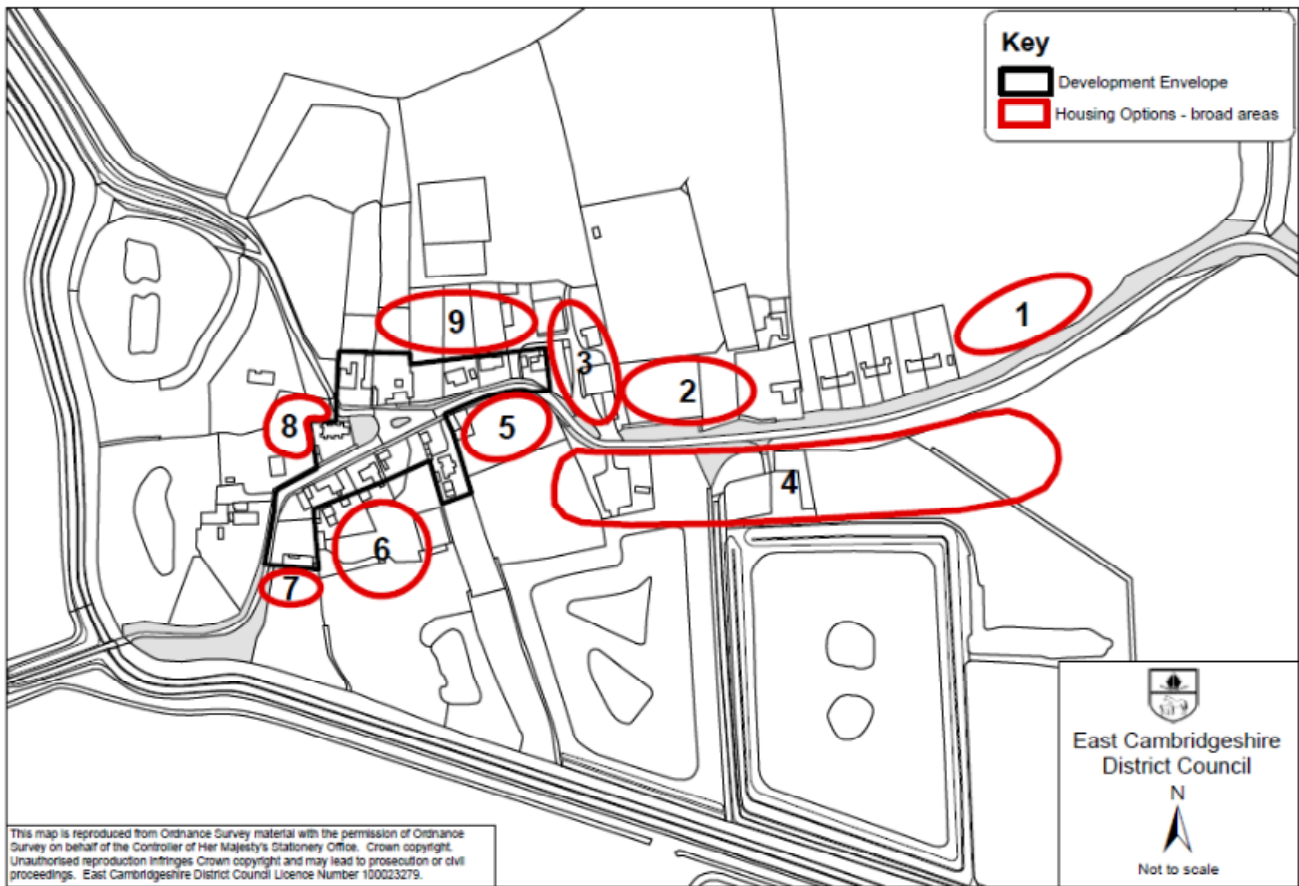
Transport impact		
SA Objective	Option 1 Ensure development does not adversely affect road safety, and supports pedestrian and cycle networks	Option 2 Allow development which adversely affects road safety, and does not support pedestrian and cycle networks
1.1 Undeveloped land	~	~
1.2 Energy use	++	--
1.3 Water consumption	~	~
2.1 Nature sites and species	~	~
2.2 Biodiversity	~	~
2.3 Access to wildlife	~	~
3.1 Historical assets	~	~
3.2 Landscape and townscape character	~	~
3.3 Design and layout	++	++
4.1 Pollutants	++	--
4.2 Waste production	~	~
4.3 Climate change	~	~
5.1 Health	++	--
5.2 Crime	~	~
5.3 Open space	~	~
6.1 Accessibility	++	--
6.2 Inequalities	++	--
6.3 Housing need	~	~
6.4 Community involvement	~	~
7.1 Access to work	+	+
7.2 Investment	+	+
7.3 Local economy	+	+
Commentary		
<p><i>Summary of assessment</i> – Option 1 is the most sustainable approach as it will help to create places that are accessible, safe and work well (3.3, 5.1, 6.1 and 7.1) whilst helping to promote walking and cycling thereby reducing car usage (1.2 and 4.1). An efficient transport network also brings benefits in relating to the viability and adaptability of the local economy (7.2 and 7.3). Option 2 is not a sustainable approach.</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach will compliment and be reinforced by policies relating to design, climate change, health and infrastructure.</p> <p><i>Summary of mitigation measures</i> – None identified.</p> <p>Preferred option – Option 1</p>		

Parking provision			
SA Objective	Option 1 Apply parking standards to new development, but have regard to particular local needs and the nature of development	Option 2 Apply parking standards rigidly to all new development	Option 3 Don't require certain standards of parking
1.1 Undeveloped land	~	~	~
1.2 Energy use	-	-	~
1.3 Water consumption	~	~	~
2.1 Nature sites and species	~	~	~
2.2 Biodiversity	~	~	~
2.3 Access to wildlife	~	~	~
3.1 Historical assets	~	~	~
3.2 Landscape and townscape character	++	+	?
3.3 Design and layout	++	+	?
4.1 Pollutants	-	-	?
4.2 Waste production	~	~	~
4.3 Climate change	~	~	~
5.1 Health	~	~	~
5.2 Crime	~	~	~
5.3 Open space	~	~	~
6.1 Accessibility	+	+	?
6.2 Inequalities	+	+	?
6.3 Housing need	~	~	~
6.4 Community involvement	~	~	~
7.1 Access to work	+	+	?
7.2 Investment	+	+/-	?
7.3 Local economy	+	+/-	?
Commentary			
<p><i>Summary of assessment</i> – Option 1 is the most sustainable approach, as it will deliver necessary parking to support people's lives and benefit the economy (6.1, 7.1, 7.2 and 7.3), whilst retaining some flexibility to allow different standards which can help protect the environment and character of a locality and create places which are more attractive (3.2 and 3.3). This flexibility also benefits the economy/businesses, as it recognises there may be some locations where lower standards are acceptable. The only negative result for option 1 relates to the extent to which flexibility undermines more sustainable forms of transport (and decreases pollutants, as in 4.1).</p> <p>Option 2 does not allow this flexibility to respond to different circumstances and therefore does not bring the same benefits to the built environment or the economy.</p> <p>Option 3 does not propose any specific standards, so could benefit businesses financially in the short term as they determine the amount of parking to be provided. However, in the longer term any lack of parking could affect the ability of the economy to prosper (7.2 and 7.3), as well as impact on people's accessibility (6.1 and 7.1). Overprovision of parking could adversely affect local character and create unattractive developments (3.2 and 3.3). The uncertainty inherent in this approach means option 3 appraisal contains a number of question marks.</p> <p><i>Short/medium/long term impacts</i> – No differences identified for options 1 and 2. For option 3 a lack of parking could benefit businesses in the short term, but have adverse impacts on the economy in the medium and longer term.</p> <p><i>Secondary, cumulative or synergistic effects</i> – Approach compliments and reinforces other policy areas such as design and infrastructure.</p> <p><i>Summary of mitigation measures</i> – Policies which promote sustainable forms of transport such as walking, cycling and public transport.</p>			
Preferred option – Option 1			

4.9 Option assessment results – development sites

BARWAY – housing sites (up to 10 dwellings)									
Proposed allocation sites:		Other sites considered:							
Option 1: Land east of the Barn, Randalls Farm		Option 3: Barn at Randalls Farm							
Option 2: Land east of 5 Barway Road		Option 4: Land south of Barway Road							
		Option 5: Land east of the Old School							
		Option 6: Land east of Braeburn							
		Option 7: Land south of Braeburn							
		Option 8: Land north-east of St. Nicolas							
		Option 9: land north of Barway Road							
SA objective	Site options								
	1	2	3	4	5	6	7	8	9
1.1 Undeveloped land	-	-	+	-	-	+	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	-	~
3.2 Landscape and townscape character	~	~	~	--	-	-	--	--	--
3.3 Design and layout	?	?	?	?	?	?	-	?	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	--
6.1 Accessibility	~	~	~	~	~	~	~	~	--
6.2 Inequalities	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	-
7.1 Access to work	~	~	-	~	~	-	~	~	~
7.2 Investment	+	+	-	+	+	-	+	+	+
7.3 Local economy	+	+	-	+	+	-	+	+	+
Commentary									
<p><i>Summary of assessment</i> – Options 1 and 2 are the most sustainable sites. Options 3 and 6 are partially in current employment use, so would result in a loss of local jobs and/or impact on local businesses (7.1, 7.2 and 7.3). Development on options 4 to 9 would potentially adversely affect the character and setting of Barway (3.2). Option 4 area is particularly open, which options 6 and 9 involve backland development which is at odds with the current frontage character of the village. Development on option 8 area could potentially adversely affect the setting of listed building (3.1). Option 9 area partly includes an area of open land gifted to the village for provision of a village hall/community garden. The development of this area would result in the loss of a vital community facility (6.1 and 6.4).</p> <p><i>Short/medium/long term impacts</i> – No differences identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – None identified.</p> <p><i>Summary of mitigation measures</i> – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.</p>									

Barway housing site options:



BOTTISHAM – housing sites

Proposed allocation sites:

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

Other sites considered:

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

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

Commentary

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

Short/medium/long term impacts – None identified.

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

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

BOTTISHAM – employment sites

Proposed allocation sites:

Option 1: Land east of Tunbridge Lane Business Park

Other sites considered:

Option 2: Land north of Beechwood Avenue

Option 3: Land east of Cedar Walk

Option 4: Land south of the High Street

Option 5: Land east of Bell Road/St Peter's Field

Option 6: Land west of Bell Road

Option 7: Bottisham Village College

Option 8: Land west of Lode Road

Option 9: Land east of Lode Road

Option 10: Land north of Thomas Christian Way

Option 11: Land north of Peacock Drive

Option 12: Land north of Tunbridge Hall

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

Commentary

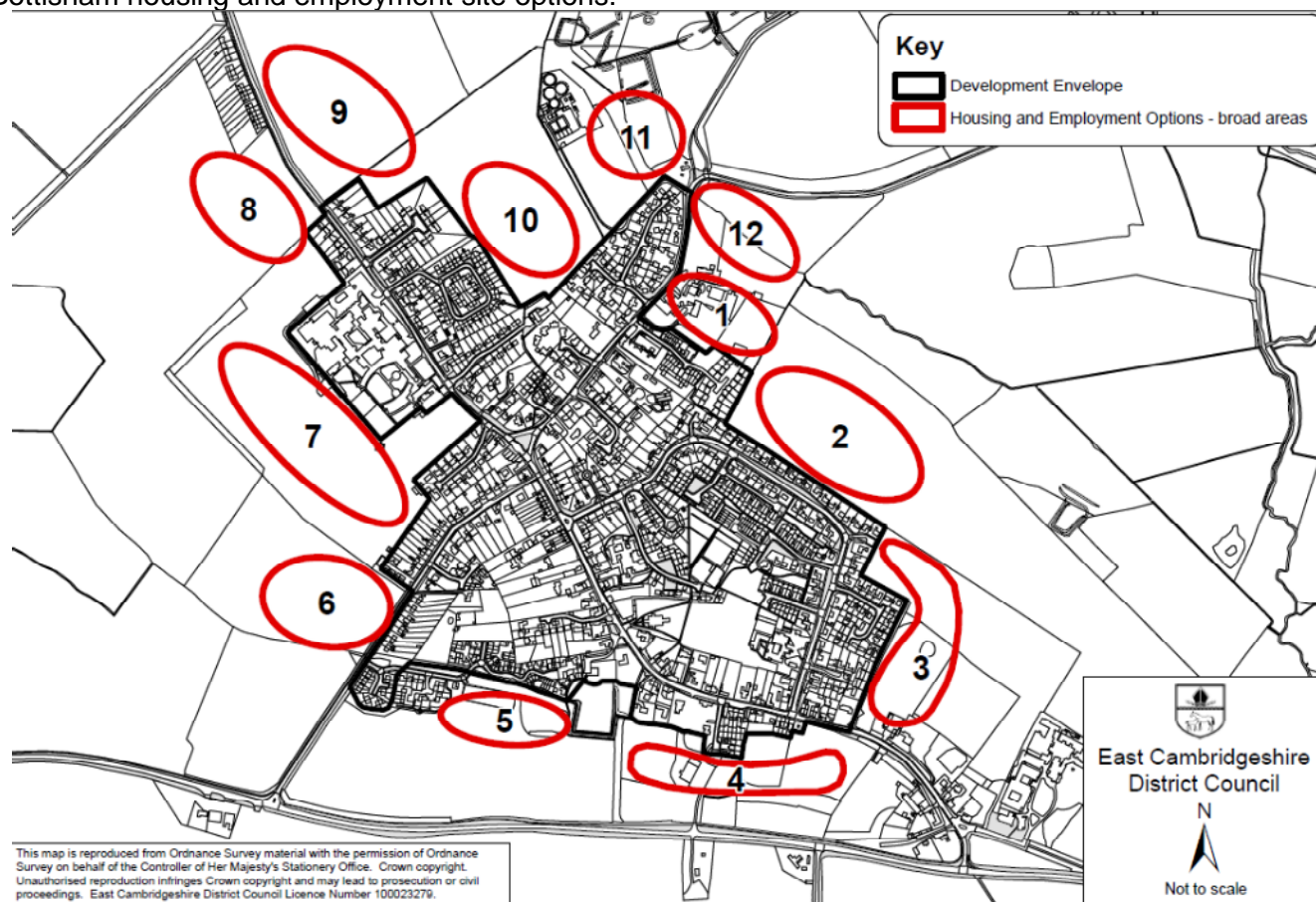
Summary of assessment – Option 1 scores the best in terms of sustainability as employment development there would have least effect in terms of adverse impact on the character and setting of the settlement and its landscape, as an extension to an existing employment area, it would also require less take-up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

Short/medium/long term impacts – None identified

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

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

Bottisham housing and employment site options:



BURWELL – housing sites

Proposed allocation sites: Option 1: Land off Newmarket Road	Other sites considered: Option 2: Land at Judes Holes, North Street Option 3: Land rear of 110 North Street Option 4: Land west of Ness Road Option 5: Land east of Barkways Option 6: Land south-east of Isaacson Road Option 7: Land North of Heath Road Option 8: Land south of Heath Road Option 9: Land between Reach Road and Swaffham Road	Option 10: Land north of Scotred Close Option 11: Land west of Church Option 12: Land west of Park Road Option 13: Land west of Low Road Option 14: Land west of North Street Option 15: Land off Howlem Balk Option 16: Former DS Smith site, Reach Road Option 17: Land north-east of Ness Road
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SA Objective	Site Option																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1.1 Undeveloped land	-	-	-	-	-	-	-	-	~	-	-	-	-	-	-	+	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	--?	~	--?	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	--?	?	--?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	-	-	~	~	-	-	-	~	~	-	---	~	-	-	~	~	~
3.2 Landscape and townscape character	-	-	~	-	--	-	--	--	-	--	--	--	-	--	--	~	---
3.3 Design & layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	-	-	~	-	-	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

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

Commentary

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

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

Short/medium/long term impacts – None identified

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

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

BURWELL – employment sites																				
Proposed allocations:		Other sites considered: Option 1: Land off Newmarket Road Option 2: Land at Judes Holes, North Street Option 3: Land rear of 110 North Street Option 4: Land west of Ness Road Option 5: Land east of Barkways Option 6: Land south-east of Isaacson Road Option 7: Land North of Heath Road Option 8: Land south of Heath Road Option 9: Land between Reach Road and Swaffham Road										Option 10: Land north of Scotred Close Option 11: Land west of Church Option 12: Land west of Park Road Option 13: Land west of Low Road Option 14: Land west of North Street Option 15: Land off Howlem Baulk Option 17: Land north-east of Ness Road Option 19: Land north-east of Reach Road Option 20: Extension to Heath Road Industrial Estate								
Option 16: Former DS Smith site, Reach Road Option 18: Land south-west of Reach Road																				
SA Objective	Site Option																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1.1 Undeveloped land	-	-	-	-	-	-	-	-	~	-	-	-	-	-	-	+	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
2.1 Nature sites and species	~	~	~	~	~	~	~	~	-- ?	~	-- ?	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-	~	~	-	-	-	~	~	-	---	~	-	-	~	~	~	~	--	~
3.2 Landscape and townscape character	-	-	~	-	--	-	--	--	-	--	--	--	-	--	--	~	---	-	-	-
3.3 Design & layout	?	-	-	?	?	?	?	?	?	?	?	?	-	-	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	-	-	~	-	-	~	~	~	-	-	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	-	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	-	-	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	-
7.2 Investment	++	++	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

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

Short/medium/long term impacts – None identified

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

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

Burwell housing and employment options:



Cheveley – housing sites

Proposed allocation sites: Option 1: Land rear of Star and Garter Lane Option 2: Land between 199-209 High Street	Other sites considered: Option 3: Land south of Ashley Road Option 4: Land west of High Street Option 5: Land north of Park Road Option 6: Land adjacent to Brook Stud Option 7: Land between Little Green and Coach Lane Option 8: Land east of Coach Lane Option 9: Land south of Home Office Bungalows	Option 10: Land west of Home Office Bungalows Option 11: Land between Park Road and Spurling Close Option 12: Land east of the green, High Street Option 13: Land south-east of Park Road Option 14: Land south of Newmarket Road Option 15: Land north of Newmarket Road Option 16: Land west of Moulton Road Option 17: Land east of Moulton Road Option 18: Land north of Ashley Road
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SA Objective	Site option																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	-?	~	~	-?	-?	-?	~	~	~	~	-?	-?	~	~	~	~	~	~
3.2 Landscape and townscape character	~	~	-	~	~	~	~	~	~	~	--	~	~	-	-	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	-	?	-?	-	-	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

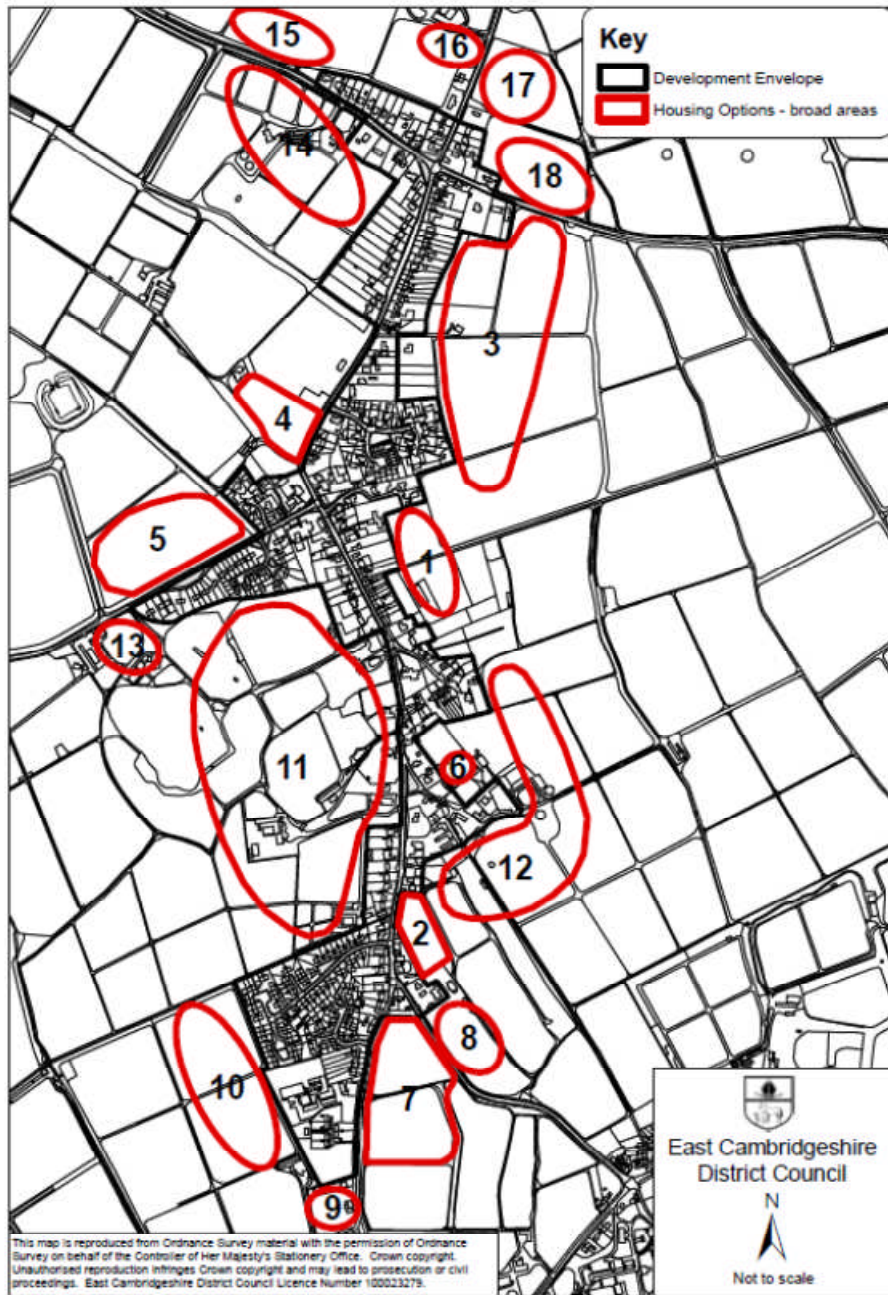
Options at the northern end of the village (3, 14, 15, 16, 17 and 18) have the potential to cause some harm to the setting of the village, whilst 4 options in the southern part of the village do not appear to have clear means of vehicular access (options 8, 10, 11 and 12). Option area 11 is a sensitive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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

Cheveley housing site options



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

Proposed allocation sites: Option 3: North Ely (3000 dwellings)	Other sites/options considered ⁵ : Option 1: North Ely, east of Lynn Road (1000 dwellings) Option 2: North Ely, west of Lynn Road (1000 dwellings) Option 4: North Ely (5000 dwellings) Option 5: Roswell Pits and east of Clayway Drove	Option 6: Willow Walk Option 7: Riverside area Option 8: Station Gateway Option 9: Golf course area Option 10: Land between Witchford and Cambridge Road Option 11: Land west of the A10 Option 12: Land south of Angel Drove
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SA Objective	1	2	3	4	5	6	7	8	9	10	11	12
1.1 Undeveloped land	--	--	--	---	--	~	--	++	--	--	--	--
1.2 Energy use	-	-	--	---	--	-	-	-	-	-	--	--
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	---	~	--	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	--	?	--	?	?	?	?	?
2.3 Access to wildlife	+	~	+	+	---	~	---	~	~	~	~	~
3.1 Historical assets	-	-	-	-	---	~	--	?	-	--	---	---
3.2 Landscape / townscape character	-	-	-	--	---	~	---	+?	-	--	---	---
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	--	---	---	-	--	~	-	-	--	--
4.2 Waste production	-	-	--	---	--	-	--	-	-	-	--	--
4.3 Climate change	~	~	~	-	---	-	---	-/~	~	~	-/~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	+	~	+	+	---	~	---	+	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	-	-
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	+++	+++	++	+++	++	++	++	+++	+++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	+	+	+	+	+	+	+	-?	+	+	+	+
7.2 Investment	+	+	+	+	+	---	+	-	--	+	+	+
7.3 Local economy	++	++	++	++	++	+	++	-	++	++	++	++

Commentary

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

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

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

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

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

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

⁵ Options appraised in Draft Ely Masterplan 2009 Sustainability Assessment

ELY – employment led/mixed use sites

Proposed allocation sites: Adelaide
 Option 8: Station Gateway
 Option 13: Lancaster Way
 Option 14: Road and rail distribution centre, Queen Adelaide

Other sites/options considered⁶:
 Option 1: North Ely – east of Lynn Road
 Option 2: North Ely – west of Lynn Road
 Option 5: Roswell Pits and east of Clayway Drive
 Option 6: Willow Walk
 Option 7: Riverside area
 Option 9: Golf course area
 Option 10: Land between Witchford and Cambridge Road
 Option 11: Land west of the A10
 Option 12: Land south of Angel Drive

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

Commentary

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

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

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

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

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

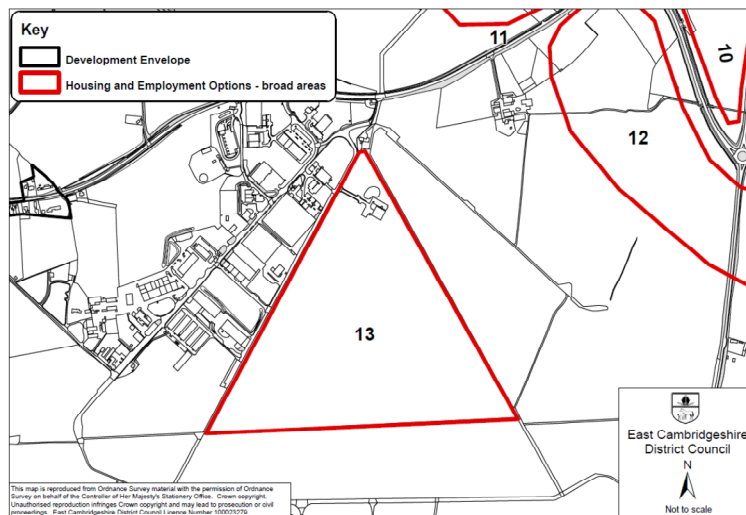
Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from employment-led/mixed-use growth. For example, policies relating to design and layout, and environmental protection.

Ely housing and employment sites options:

⁶ Options appraised in Draft Ely Masterplan 2009 Sustainability Assessment



Ely – Lancaster way employment option 13:



ELY – town centre opportunity sites

Proposed opportunity sites: Other sites considered:
 Option 1: The Grange No other potential town centre or edge of centre sites identified
 Option 2: Paradise area
 Option 3: Waitrose car park
 Option 4: Police/ambulance station

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

Commentary

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

ELY – cinema/leisure sites	
Proposed allocation site:	Option 10: Land at junction of Downham Road / A10
Other sites considered:	Option 1: The Grange Option 2: Paradise area Option 3: Waitrose car park Option 4: Police/ambulance station Option 5: North Ely Option 6: Station Gateway Option 7: Riverside area and east of Prickwillow Road Option 8: Golf course area Option 9: Land between Cambridge Road, Witchford Road and the A10 Option 11: Land west and south of the A10/A142 Option 12: Land east of Downham Road

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

Commentary

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

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

Ely town centre opportunity and cinema/leisure site options:



Ely Railway Crossing (A142 improvements)					
SA Objective	Option 1 Bypass Route B	Option 2 Bypass Route D	Option 3 Underpass improvements	Option 4 HCV Stacking Area	Option 5 HCV Queuing Lane
1.1 Undeveloped land	--	--	~	~	-
1.2 Energy use	~	~	~	~	~
1.3 Water consumption	~	~	~	~	~
2.1 Nature sites and species	--	--	~	~	~
2.2 Biodiversity	--	-	-	-	-
2.3 Access to wildlife	~	~	~	~	~
3.1 Historical assets	---	---	-	~	~
3.2 Landscape and townscape character	---	---	-	~	~
3.3 Design and layout	+++/-	+++/-	+/-	~	~
4.1 Pollutants	+/-	+/-	+/-	~	~
4.2 Waste production	~	~	~	~	~
4.3 Climate change	~	~	-	~	~
5.1 Health	~	~	~	~	~
5.2 Crime	~	~	~	~	~
5.3 Open space	~	~	~	~	~
6.1 Accessibility	+++	+++	+++	+++	+++
6.2 Inequalities	~	~	~	~	~
6.3 Housing need	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~
7.1 Access to work	+++	+++	++	++	++
7.2 Investment	+++	+++	+++	+	+
7.3 Local economy	+++	+++	++	+	+

Ely Railway Crossing (A142 improvements)

Commentary

Summary of assessment – Option 1 and 2 would involve a significant amount of built development outside of the built up area of Ely which would result in the loss of agricultural land (objective 1.1). Option 4 would involve the development of a park to enable the stacking of vehicles entering Ely from the A142. This would result in the loss of a more limited amount of agricultural land adjacent to the A142 (objective 1.1) and an adverse impact on the countryside (objective 3.3).

Option 1 would cross the River Great Ouse County Wildlife site and part of the route of Option 2 is adjacent to this site. Both options have the potential to have an adverse impact on this site. However the proposed bypass would be elevated which would reduce potential impacts and there is the potential for mitigation (objective 2.1). Options 1 and 2 would also involve the loss of a number of locally important habitats although mitigation would be possible (objective 2.2). Option 2 would also result in the loss of existing privately owned playing fields at Kings School (objective 3.2). Options 3, 4 and 5 would result in a more limited loss of locally important habitats although mitigation and/or working practices would reduce these impacts (objective 2.2).

Both bypass options (options 1 and 2) would have a significant adverse impact upon the 'quintessential' views of Ely, the cathedral (Grade I listed) and the landscape character of Ely (objectives 3.1 and 3.2). Option 2 performs marginally better in relation to the impact upon the landscape and historic environment.

Option 3 would also have an adverse impact on the Ely Conservation Area and the surrounding landscape as it would include bulky retaining concrete walls as part of the proposed scheme (objective 3.2).

Options 1 and 2 would enable the redevelopment of the Ely station area (as envisaged in the emerging Ely Station Gateway framework) including the closure of the existing railway crossing which will have wider benefits (objectives 7.1, 7.2 and 7.3). However these options would result in a significant intrusion in the countryside and have an impact on existing views from the area close to Tesco's and the A142 (objective 3.3).

Options 3, 4 and 5 would also allow for the development of the new public transport interchange at Ely rail station and business hub as proposed. However these options would prejudice some of the proposals for this area by retaining the A142 route (objectives 3.2, 3.3, 7.1 and 7.3) Option 3 would also have the benefit of reducing delays to bus services between Ely and Newmarket (objective 4.1).

All of the proposed options would be at least partially located in Flood Zone 3. Options 2 and 1 perform best in relation to reducing the risk of flooding followed by options 4 and 5 (objective 4.1). Option 3 performs least well in relation to flooding. It is important to note that the difference between the relative performance of options 2 and 1 and 4 and 5 is limited.

The bypass options would also reduce noise and air pollution for a number of properties by removing traffic from the Ely station area and reducing traffic congestion (objective 4.1). This would also have benefits for Ely Conservation Area (objective 3.1) However the bypass options are likely to lead to an overall increase in the amount of traffic which will have an adverse impact (objective 4.1).

Short/medium/long term impacts – Options 1 and 2 would have long term benefits relating to the relative performance of the A142 as a route to facilitate traffic and enabling the comprehensive redevelopment of the station area. However these bypass options would have a significant adverse impact on the landscape character of the area and the setting of Ely which would have a long term impact.

Option 3 would have more limited benefits in relation to improved journey times and enabling the redevelopment of Ely station area. Options 3, 4 and 5 would also have a more limited impacts on the natural and historic environment in the longer term.

Secondary, cumulative or synergistic effects – The potential effects of any improvements to the A142 crossing will be dependent upon the scale and location of housing, employment and retail development in the Ely area.

Summary of mitigation measures – The loss of locally important habitats including those which form part of the Great Ouse County Wildlife site (in the case of option 1) would need to be mitigated. Option 2 would require the provision of replacement playing fields in an appropriate location in Ely to replace those currently used by King's School.

Options 1, 2, 4 and 5 would require mitigation for the attenuation of surface water run off to ensure that discharge rates are no greater than greenfield run off rates. Option 3 could require additional surface water pumping to accommodate large rainfall events.

The proposed vehicle stacking area (Option 4) and queuing lane (Option 5) would require appropriate landscaping to mitigate the visual impact of these schemes.

Preferred option – Option 1

Fordham – housing sites		
<p>Proposed allocation sites: Option 8: Land east of 24 Mildenhall Road Option 16: Land between 37-55 Mildenhall Road</p>	<p>Other sites considered: Option 1: Land rear of 2 – 5 Soham Road Option 2: Land off Harry Palmer Close Option 3: Land north of Fordham Garden Centre Option 4: Land between 16 - 18 Station Road Option 5: Land at 5 Station Road Option 6: Land rear of 184 Carter Street Option 7: Land north of 26 Isleham Road Option 9: Land at 78 Mildenhall Road Option 10: Land between 110-118 Mildenhall Road Option 11: Land east of 67 Mildenhall Road Option 12: Land adjacent The Pines, Mildenhall Road Option 13: Land north of 19 Collins Hill Option 14: Land south of 36 Newmarket Road Option 15: Land east of Newmarket Road Option 17: Land rear of 38-68 Mildenhall Road Option 18: Trinity Hall Farm Option 19: Land south of Collins Hill</p>	<p>See second table below Option 20: Land between River Lane and Carter Street Option 21: Land north-west of Murfitts Lane Option 22: Land east of 228 Carter Street Option 23: Land rear of Grove Park and Grove Gardens Option 24: Land rear of the Chequers pub, Carter Street Option 25: Land between 4 and 16 Carter Street Option 26: Land north of Bassingbourn Manor Farm Option 27: Land south-west of Soham Road</p>

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

Commentary

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

Development on other sites is considered to either have potential for adverse visual impact on landscape-character, or other issues. For example, in the case of site 24, there is no clear suitable vehicular access to the site. For example, sites 15, 20 and 25 are identified by the Environment Agency as containing areas of flood risk.

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

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

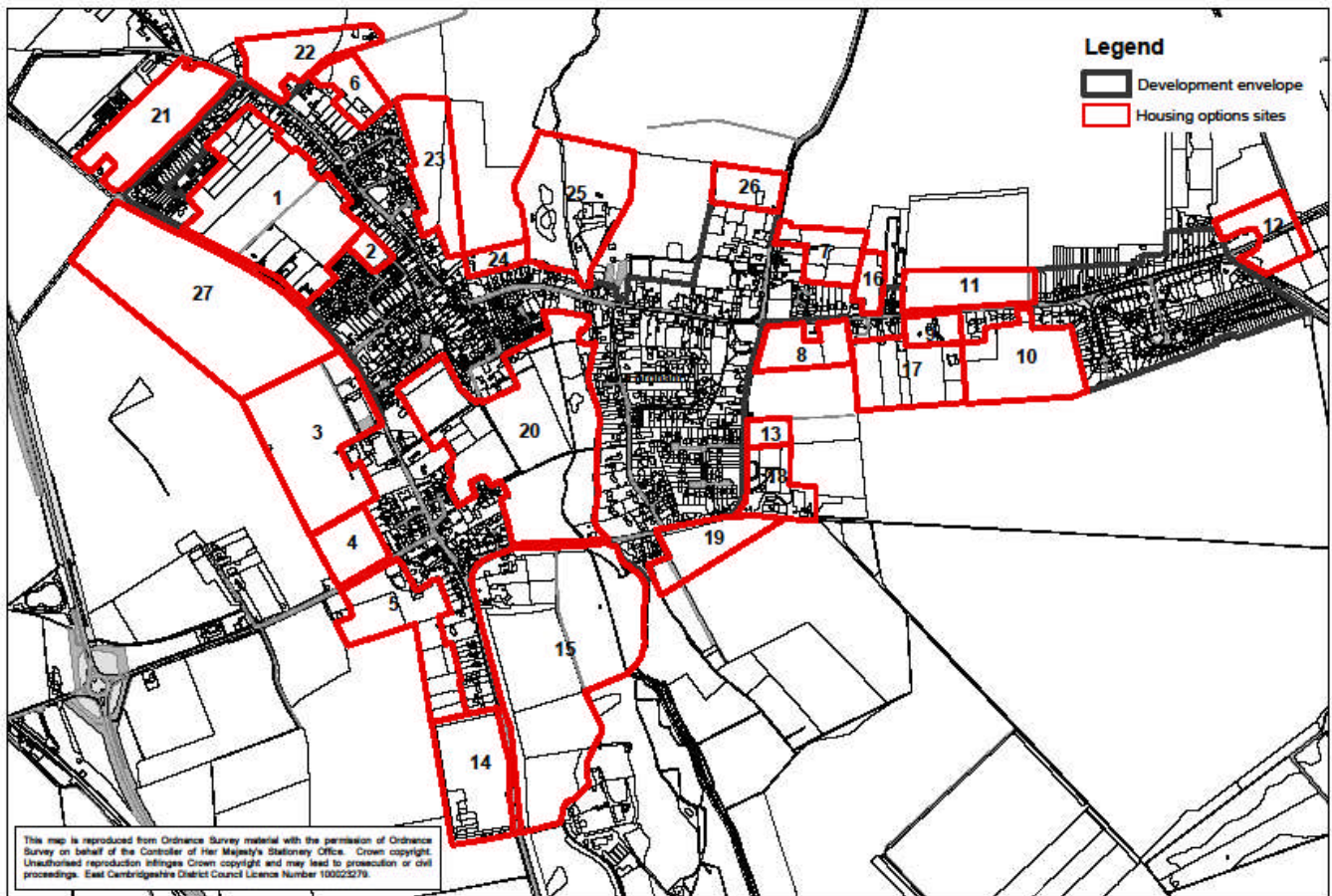
Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

Fordham – housing sites (second table)

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

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

Fordham housing options map



FORDHAM – employment sites

Proposed allocation sites: Other sites considered:
 Option 1: Land south of Snailwell Road Option 6: Land south-west of railway line
 Option 2: Land north of Snailwell Road Option 7: Land off Snailwell Road
 Option 3: Land at HFL Option 8: Land north of HFL
 Option 4: Land north of Turners
 Option 5: Land south of Landwade Road

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

Commentary

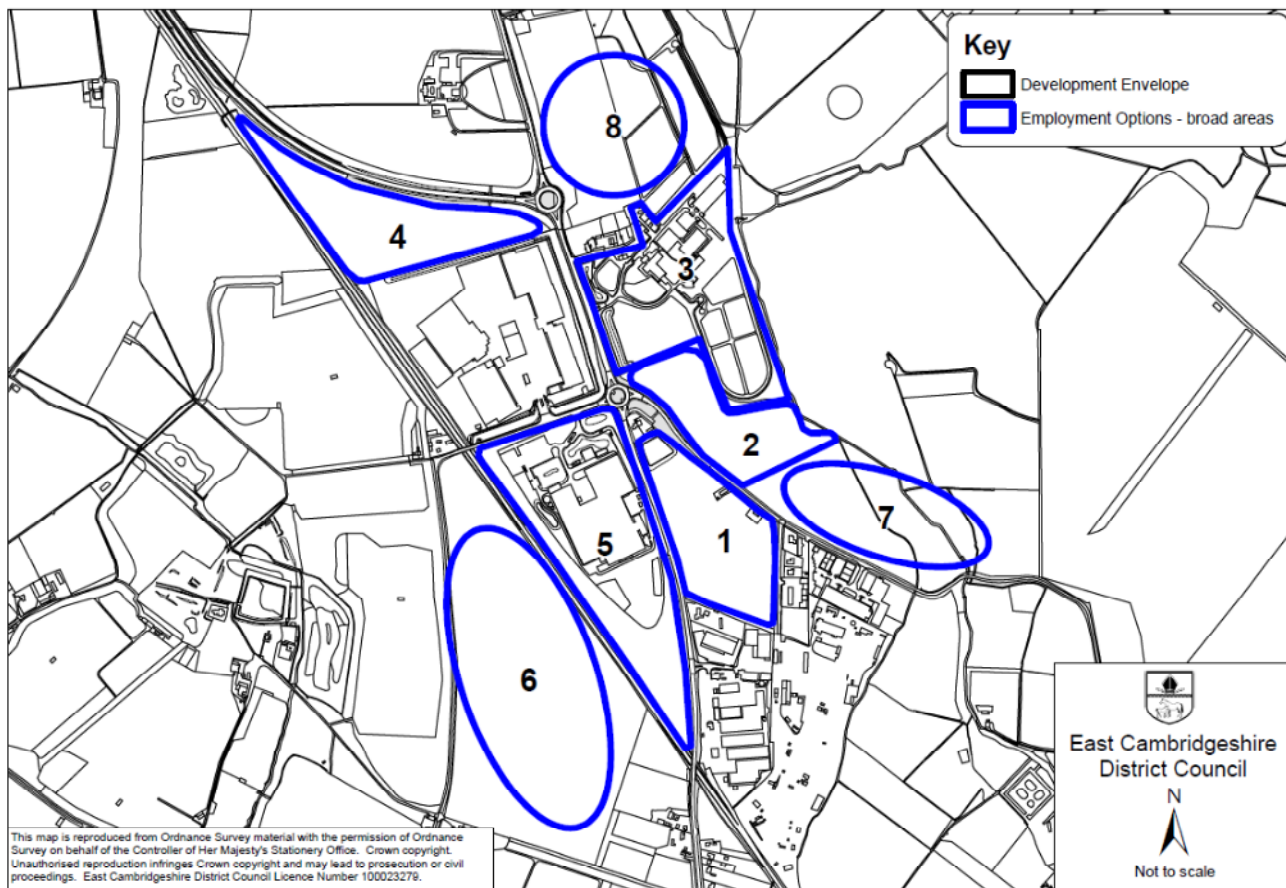
Summary of assessment – Options 3, 4 and 5 score best in terms of sustainability, as they involve the provision of additional land to enable the on-site expansion of existing key businesses (7.3), and can be developed with minima harm on the environment. Sites 4 and 5 are more visible than site 3, but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

Short/medium/long term impacts – None identified

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

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

Fordham employment site options:



HADDENHAM – housing sites

Proposed allocation sites:
 Option 1: Land off Rowan Close
 Option 2: Land at New Road

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

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~

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2.1 Nature sites and species	~	~	--	~	--	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	-	~	-	--	~	~	~	~	~	--	-	--	--	--	~
3.2 Landscape and townscape character	~	~	-	--	~	-	--	~	~	~	--	---	---	---	---	---	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

Short/medium/long term impacts – None identified

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

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

HADDENHAM – employment sites

Proposed allocation sites:	Option 17: Land south of Station Road Business Park	Other sites considered: Option 1: Land off Rowan Close Option 2: Land at New Road Option 3: Land east of Station Road Option 4: Land south-east of Aldreth Road Option 5: Land off Chewells Lane Option 6: Land between Hinton View & Wilburton Road Option 7: Land east of Orchard Way Option 8: Land south of Cherry Orchard Option 9: Land south of Hod Hall Lane	Option 10: Land west of Lode Way Option 11: Land west of Aldreth Road Option 12: Land between High Street and West End Option 13: Land south of Hill Row Option 14: Land north of Hill Row Option 15: Land north of West End and west of Station Road Option 16: Land adjacent Northumbria Close Option 18: Land north & east of Station Road Business Park Option 19: Land rear of Anson Packaging, Station Road
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SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
2.1 Nature sites and species	~	~	--	~	--	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	-	~	-	--	~	~	~	~	~	--	-	--	--	~	~	~	~
3.2 Landscape and townscape character	~	~	-	--	~	-	--	~	~	~	--	---	---	---	---	-	-	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

Short/medium/long term impacts – None identified

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

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

Haddenham housing and employment options:



ISLEHAM – housing sites

Draft East Cambridgeshire Local Plan– Draft Final Sustainability Appraisal

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

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

Commentary

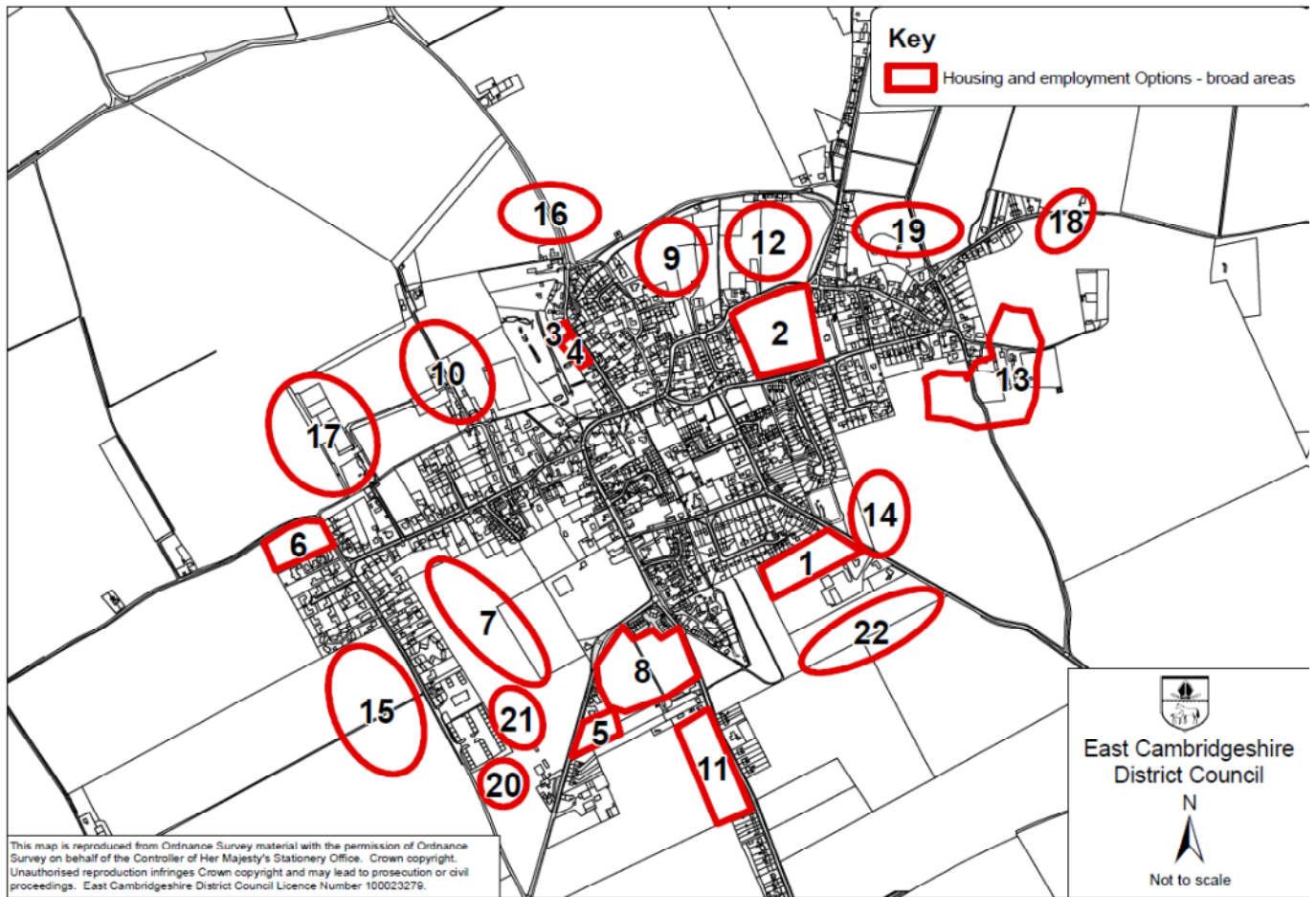
Summary of assessment – Site 5, 6 and 8 appear to score best as they could be developed without significant visual impact. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 1 may result in the loss of existing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

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

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

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

Isleham housing and employment site options:



ISLEHAM – employment sites																		
Proposed allocation sites: Option 20: Land adjacent to Hall Barn Road Industrial Estate (see second table below)		Other sites considered: Option 1: Former Allotments, Beck Road Option 2: Land between 43 and 79 The Causeway Option 3: Land west of Pound Lane (1) Option 4: Land west of Pound Lane (2) Option 7: Land east of Hall Barn Road/south of West Street Option 9: Land off Coates Drove/Church Lane Option 10: Land at Little London Option 11: Land at Station Road Option 12: Land north of Sun Street									Option 13: Land at Sheldrick's Road/Houghton Lane Option 14: Land east of Beck Road Option 15: Land west of Hall Barn Road (2) Option 16: Land east and west of Prickwillow Road Option 17: Land east of Hall Barn Road Option 18: Land at East Fen Road See second table below Option 19: Land north of East Road Option 21: Land to rear of Hall Barn Road Industrial Estate Option 22: Land west of Beck Road							
SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1.1 Undeveloped land	-	--	-	-	-	-	--	-	+/-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	--	-	-	-	-	--	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?	-?
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	---	---	~	~	~	~	~	-	~	~	~	~	~	~	-	~
3.2 Landscape and townscape character	~	-	-	-	~	~	-	~	--	-	-	--	-	-	--	--	--	--
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary																		
<p><i>Summary of assessment</i> – Site 20 appears to score best it would have the least adverse impact on the character and setting of the Isleham and its landscape, as a logical extension to the existing employment area. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Sites 3 and 4 are located adjacent to a former priory which is designated as a scheduled ancient monument. Therefore employment development on this site could have a negative impact on the setting of the monument. In the case of site 21, there is also no obvious vehicular access to the site as it is located to the rear of existing industrial estate. If vehicular access is provided from Fordham Road across neighbouring land it would have a significant impact on the character of the surrounding area.</p> <p><i>Short/medium/long term impacts</i> – None identified</p> <p><i>Secondary, cumulative or synergistic effects</i> – None</p> <p><i>Summary of mitigation measures</i> – Ensure developments are of high quality design, with extensive landscaping, good accessibility and links to the walking and cycling network.</p>																		

ISLEHAM – employment sites (contd)

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

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

LITTLE DOWNHAM – housing sites

Proposed allocation sites:

Option 2: Land rear of 1 – 7 Cannon Road

Other sites considered:

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

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

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

Commentary

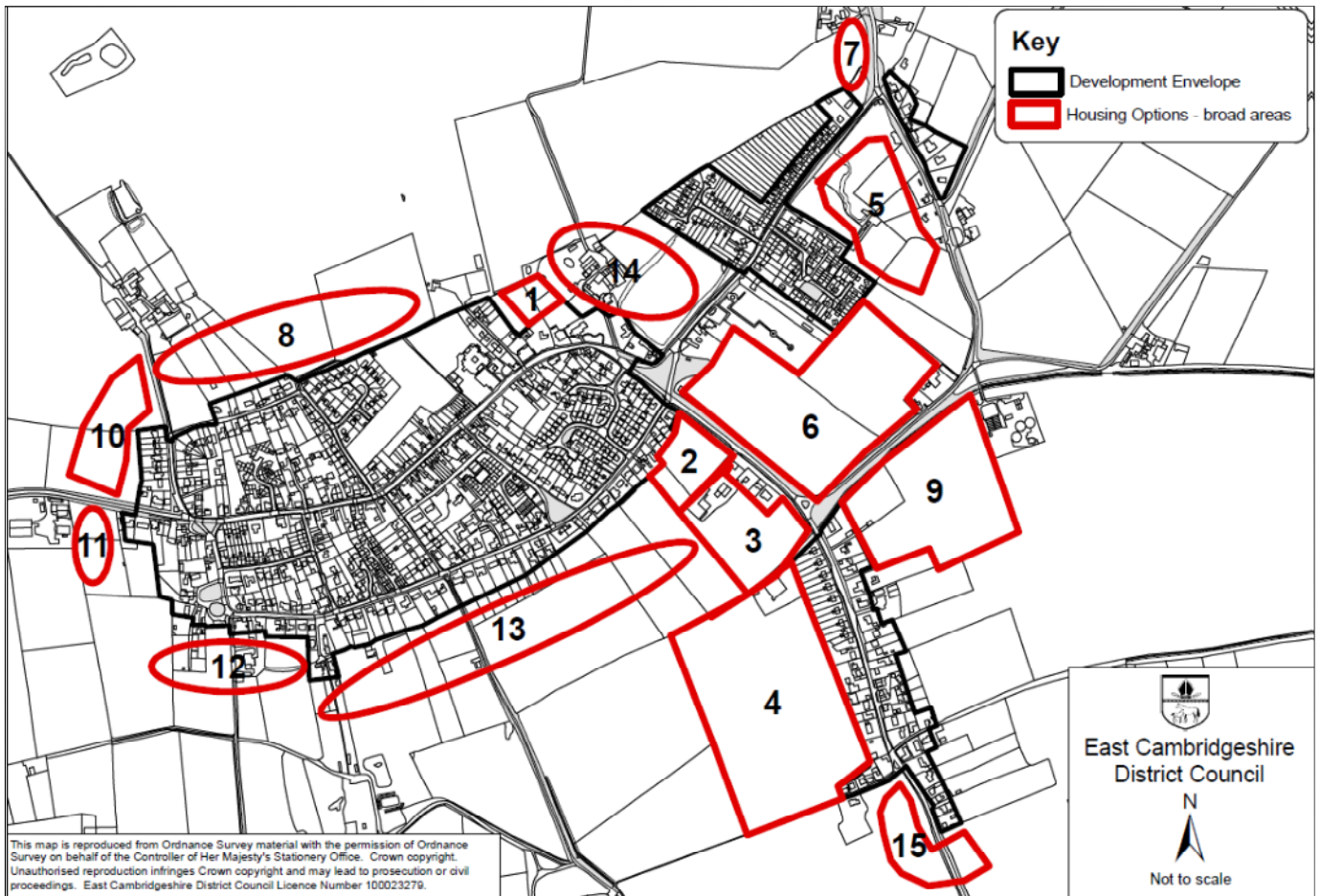
Summary of assessment – Site 2 appears to score best as it could be developed without significant visual impact or any other difficulties. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example site 13 could potentially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

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

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

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

Little Downham housing site options:



LITTLEPORT – housing and mixed use sites

<p>Proposed allocation sites:</p> <p>Option 1: West of Woodfen Road (housing + employment)</p> <p>Option 2: Land west of Highfields</p>	<p>Other sites considered:</p> <p>Option 3: Land west of Camel Road</p> <p>Option 4: Land west of 150 Wisbech Road</p> <p>Option 5: Land north of Silt Road and Back Lane</p> <p>Option 6: Land west of Lynn Road</p> <p>Option 7: Land north-east of City Road</p> <p>Option 8: Land south of Padnal</p> <p>Option 9: Land between Hoof Close and Hawthorn Close</p> <p>Option 10: Land east of Ely Road</p> <p>Option 11: Land south of the Coppice</p> <p>Option 12: Land west of Ely Road</p> <p>Option 13: Land south of Grange Lane</p> <p><i>See second table below</i></p> <p>Option 14: Land north of Wisbech Road</p> <p>Option 15: Land north of Black Bank Drive</p> <p>Option 16: Land south of Wisbech Road (1)</p> <p>Option 17: Land south of Wisbech Road (2)</p>
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SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	-	-	-	-	-	-	-	-	-	-	-	-	-
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-	~	-	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	+/-	-	-	-	-	-	-	+/-	-	-	-	+/-	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	-	~	--	~	--	--	--	--	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	-	~	~	-	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	+	+	+	+	+	+	+	+	+	+	+	+	+
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

LITTLEPORT – housing and mixed use sites (contd)					
	Option 14: Land north of Wisbech Road Option 15: Land north of Black Bank Drove Option 16: Land south of Wisbech Road (1) Option 17: Land south of Wisbech Road (2)				
SA Objective	14	15	16	17	
1.1 Undeveloped land	-	-	-	-	
1.2 Energy use	-	-	-	-	
1.3 Water consumption	-	-	-	-	
2.1 Nature sites and species	~	~	~	~	
2.2 Biodiversity	?	?	?	?	
2.3 Access to wildlife	~	~	~	~	
3.1 Historical assets	?	?	?	?	
3.2 Landscape and townscape character	-	-	-	-	
3.3 Design and layout	?	?	?	?	
4.1 Pollutants	-	-	-	-	
4.2 Waste production	-	-	-	-	
4.3 Climate change	--	--	~	~	
5.1 Health	~	~	~	~	
5.2 Crime	~	~	~	~	
5.3 Open space	~	~	~	~	
6.1 Accessibility	~	~	~	~	
6.2 Inequalities	~	~	~	~	
6.3 Housing need	++	++	++	++	
6.4 Community involvement	~	~	~	~	
7.1 Access to work	+	+	+	+	
7.2 Investment	+	+	+	+	
7.3 Local economy	+	+	+	+	

LITTLEPORT – employment sites

Proposed allocation sites:

- Option 1: West of Woodfen Road (housing + employment)
- Option 4: Land west of 150 Wisbech Road
- Option 14: Land north of Wisbech Road

Other sites considered:

- Option 2: Land west of Highfields
- Option 3: Land west of Camel Road
- Option 5: Land north of Silt Road and Back Lane
- Option 6: Land west of Lynn Road
- Option 7: Land north-east of City Road
- Option 8: Land south of Padnal
- Option 9: Land between Hoof Close and Hawthorn Close
- Option 10: Land east of Ely Road
- Option 11: Land south of the Coppice
- Option 12: Land west of Ely Road
- Option 13: Land south of Grange Lane
- See second table below
- Option 15: Land north of Black Bank Drive
- Option 16: Land south of Wisbech Road (1)
- Option 17: Land south of Wisbech Road (2)

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

Commentary

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

Short/medium/long term impacts – None identified.

Secondary, cumulative or synergistic effects – None identified.

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

LITTLEPORT – employment sites (contd)					
	Option 14: Land north of Wisbech Road Option 15: Land north of Black Bank Drove Option 16: Land south of Wisbech Road (1) Option 17: Land south of Wisbech Road (2)				
SA Objective	14	15	16	17	
1.1 Undeveloped land	-	-	-	-	
1.2 Energy use	-	-	-	-	
1.3 Water consumption	-?	-?	-?	-?	
2.1 Nature sites and species	~	~	~	~	
2.2 Biodiversity	?	?	?	?	
2.3 Access to wildlife	~	~	~	~	
3.1 Historical assets	~	~	~	~	
3.2 Landscape and townscape character	-	-	-	-	
3.3 Design and layout	?	?	?	?	
4.1 Pollutants	-	-	-	-	
4.2 Waste production	-	-	-	-	
4.3 Climate change	--	--	~	~	
5.1 Health	~	~	~	~	
5.2 Crime	~	~	~	~	
5.3 Open space	~	~	-	~	
6.1 Accessibility	~	~	~	~	
6.2 Inequalities	~	~	~	~	
6.3 Housing need	~	~	~	~	
6.4 Community involvement	~	~	~	~	
7.1 Access to work	++	++	++	++	
7.2 Investment	++	++	++	++	
7.3 Local economy	++	++	++	++	

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

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

Commentary

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

Options 1, 2 and 10 also perform well in that these sites have a more limited visual impact and are not located in areas at a significant risk of flooding. Option 11 is not large enough to accommodate a primary and secondary school but could have potential for a primary school (dependant upon the amount of land required).

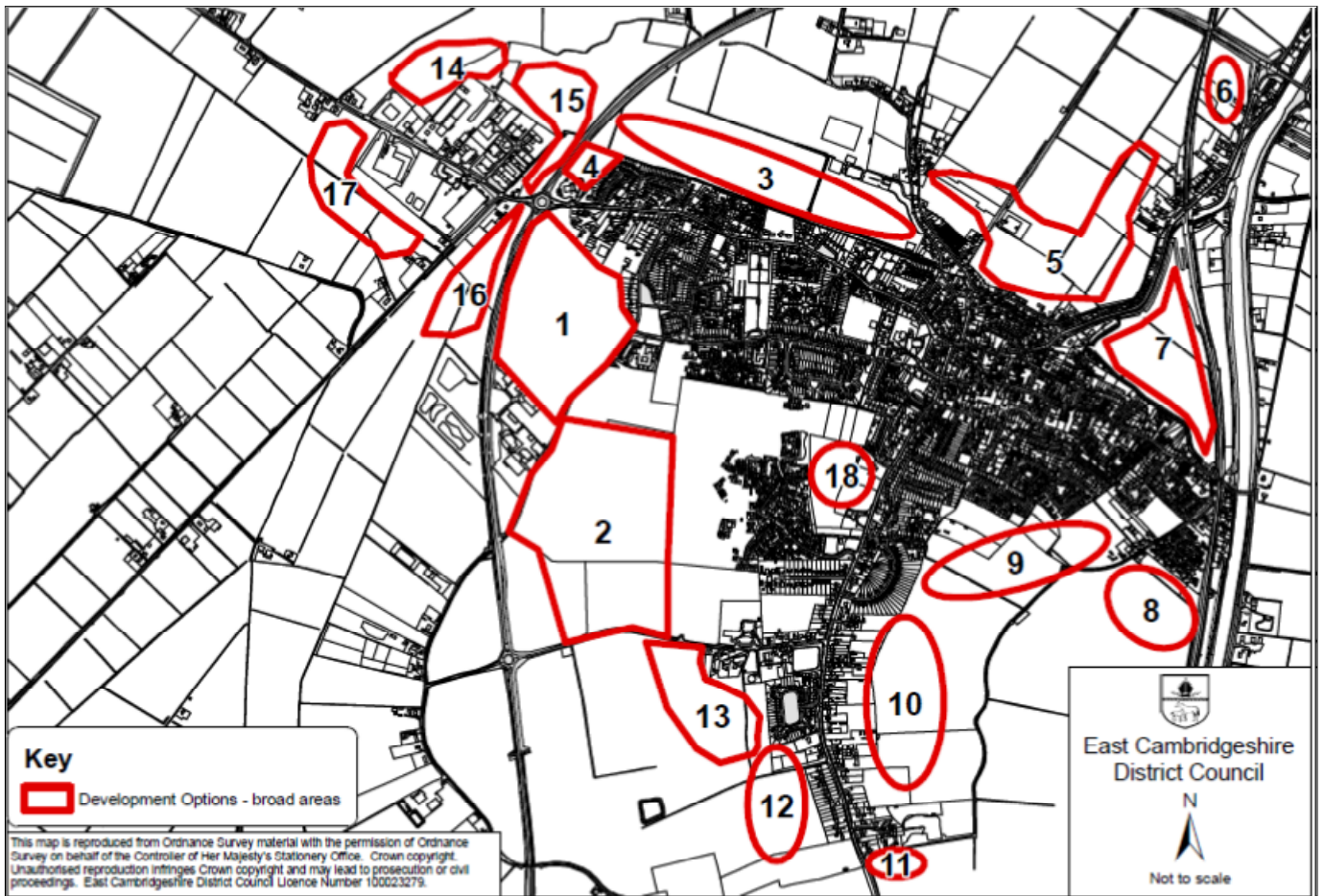
Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 8 has a lack of suitable highway access due to limitations at the Victoria Street junction.

Short/medium/long term impacts – None identified

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

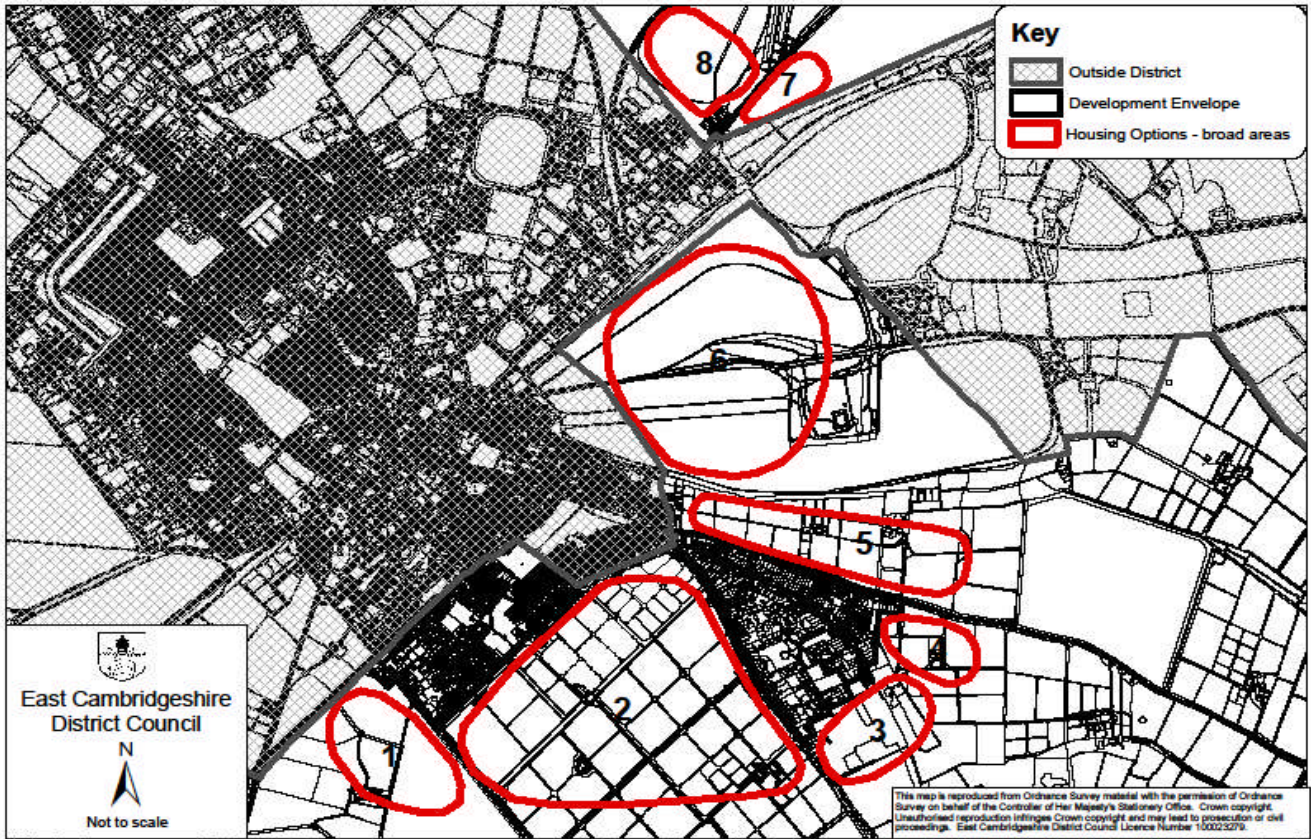
Summary of mitigation measures – Policies in the Local Plan will seek to reduce and mitigate any adverse effects of development. For example, policies relating to design and layout, environmental protection, and access. Applications will need to be determined on their merits.

Littleport development site options:



<u>Newmarket Fringe – housing and employment sites</u>									
Proposed allocation site: None		Other sites considered: Option 1: Land south-west of Wooditton Road Option 2: Land between Wooditton Road and Duchess Drive Option 3: Land off Duchess Drive				Option 4: Land south of Ashley Road Option 5: Land north of Ashley Road Option 6: The Heath Option 7: Land east of Bury Road Option 8: Land west of Bury Road			
SA Objective	1	2	3	4	5	6	7	8	
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-
1.2 Energy use	~	~	~	~	~	~	~	~	~
1.3 Water consumption	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	--?	~	~	~
2.2 Biodiversity	?	?	?	?	?	--?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	--	~	~	~
3.2 Landscape / townscape character	--	~	--	~	--	--	--	~	~
3.3 Design and layout	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-
4.3 Climate change	--	--	--	--	--	--	--	--	--
5.1 Health	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	--	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	-?	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~
7.2 Investment	?	?	?	?	?	?	?	?	?
7.3 Local economy	+	+	+	+	+	+	+	+	+
<u>Commentary</u>									
<p><i>Summary of assessment – Options 2, 4 and 8 score best as at least part of the areas could be developed without significant harm to the appearance and setting of the town. Option 6 scores poorest as it would involve loss of a historical asset and potentially harm to a County Wildlife Site.</i></p> <p><i>Short/medium/long term impacts – None identified</i></p> <p><i>Secondary, cumulative or synergistic effects – None identified</i></p> <p><i>Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.</i></p>									

Newmarket Fringe – housing and employment options:



PRICKWILLOW – housing sites (up to 10 dwellings)										
Proposed allocation site: Option 1: Land adjacent to Putney Hill Road		Other sites considered: Option 2: Land between Limes Farm and Bunker's Hill Option 3: Land west of the recreation ground Option 4: Land west of Kingdon Avenue Option 5: Land north of Ely Road					Option 6: Land east of the Village Hall Option 7: Land east and south of recreation ground Option 8: Land east of Main Street Option 9: Land south of Drainage Museum Option 10: Land off Padnal Bank			
SA Objective	1	2	3	4	5	6	7	8	9	10
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	?	~	?	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	--	~
3.2 Landscape / townscape character	~	~	~	~	--	~	--	--	--	~
3.3 Design and layout	?	?	?	?	?	?	?	-?	?	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	--	--	--	--	--	--	--	--	--	--
5.1 Health	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~
7.2 Investment	?	?	?	?	?	?	?	?	?	?
7.3 Local economy	+	+	+	+	+	+	+	+	+	+

Commentary

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

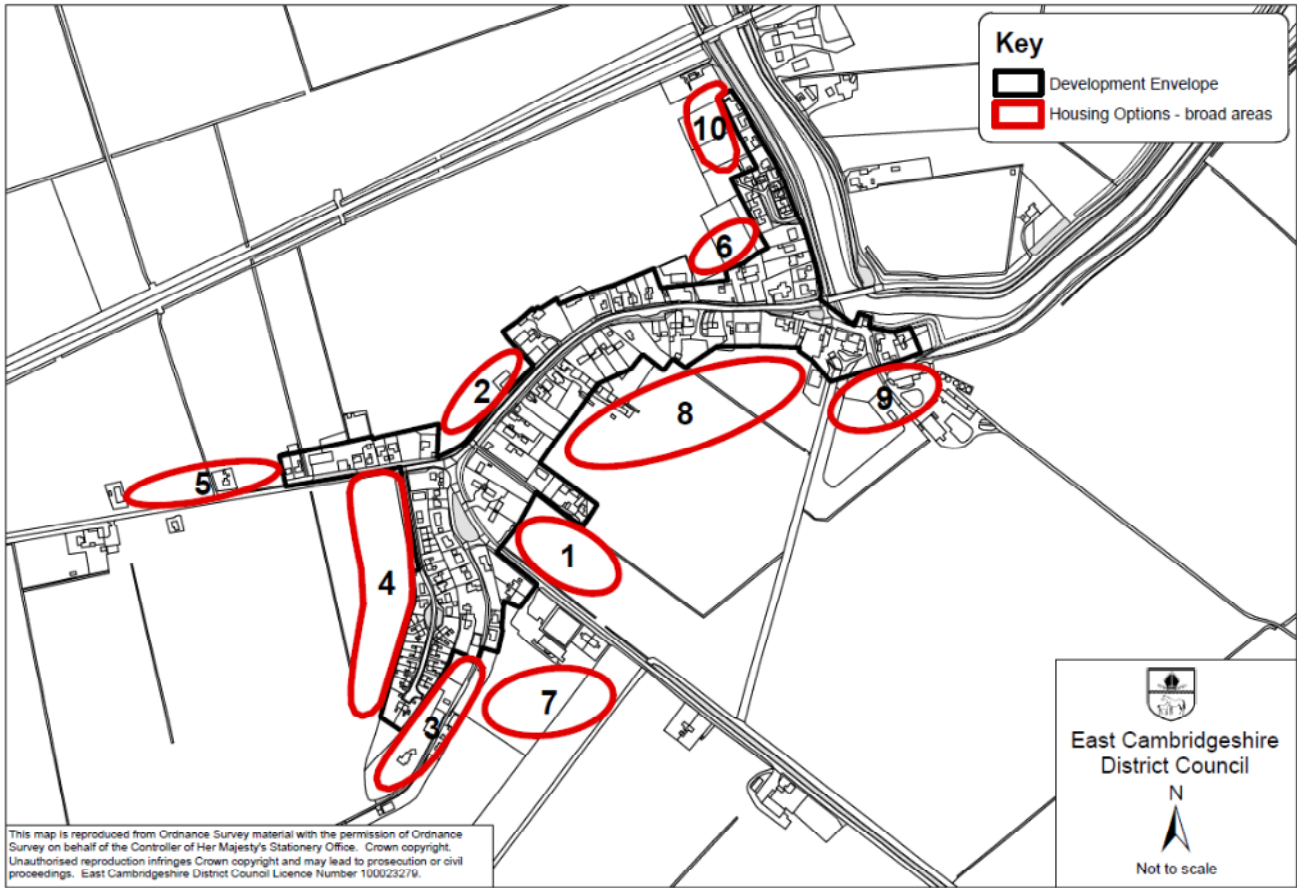
Options 5 and 7 are located beyond the natural built-up area, and would involve highly visible extensions into the countryside. Option 8 and 9 also have potential to cause harm to landscape character and the setting of the village. Access to option 8 area is also not clear – and development on option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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified.

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

Prickwillow housing site options:



PYMOOR – housing sites

Proposed allocation sites:

Option 1: Land north-east of 9 Straight Furlong

Other sites considered:

Option 2: Land at junction of School Lane and Pygore Drove

Option 3: Land south-east of Main Street

Option 4: Land south-west of Main Street

Option 5: Land south of Pymoor Lane (a)

Option 6: Land south of Pymoor Lane (b)

Option 7: Land south of Pymoor Lane (c)

Option 8: Land south of Pymoor Lane (d)

Option 9: Land north of Pymoor Lane

Option 10: Land north of 26 Straight Furlong

Option 11: Land at Pygore Drove

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

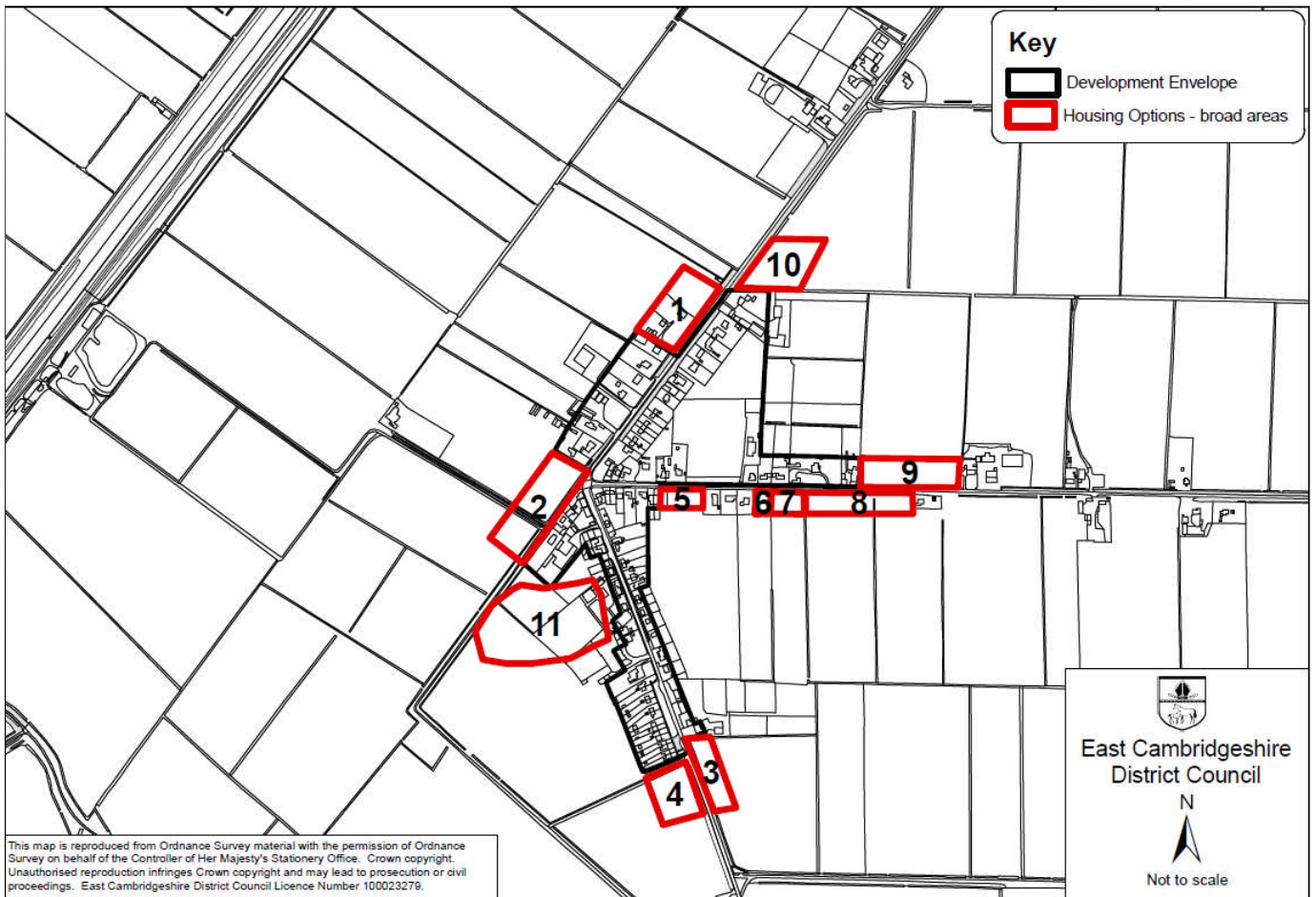
Commentary

Summary of assessment – Site 1 appears to score best as it could be developed without significant visual impact, is easily accessed from the public highway and the potential for flooding can be adequately mitigated. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example site 2 would require highway improvements and sites 3, 4 and 10 are located in areas of flood risk.

Short/medium/long term impacts – None identified.

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

Pymoor housing site options:



SOHAM – housing-led/mixed use sites

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

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

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

Commentary

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

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

Soham housing site options:



SOHAM – employment-led sites

Proposed allocation sites: Option 1: Land east of The Shade
Option 2: Land north of The Shade
Option 3: Land east of the A142 bypass

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

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

Commentary

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

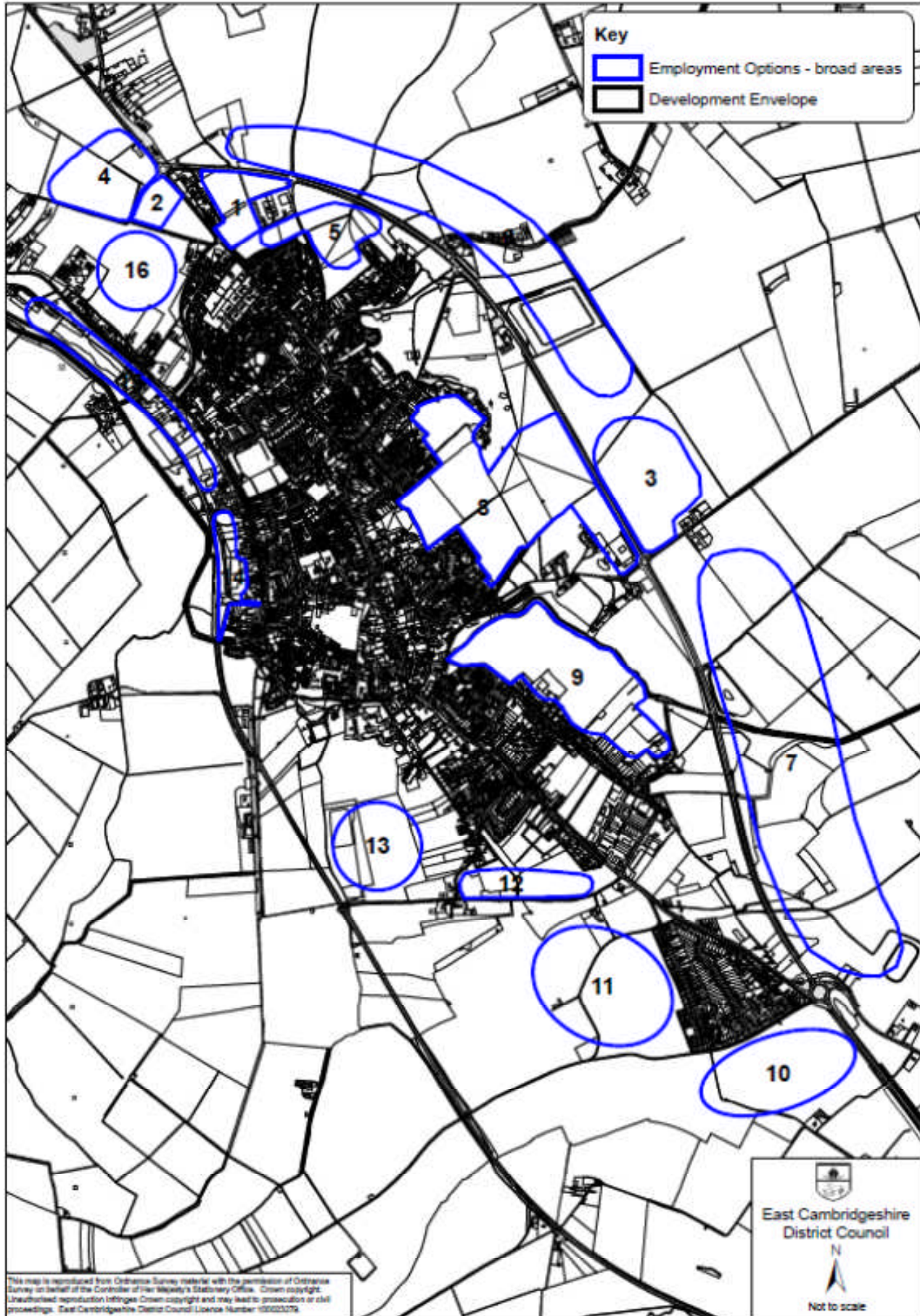
A number of the options have access issues and therefore score poorly either in terms of design and layout (3.3) or accessibility and pollutants (6.1 and 4.1). For example, Option 5 area scores poorly in terms of design and layout (3.3) as it cannot be easily accessed, and would involve the reconfiguration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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None

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

Soham employment site options:



SOHAM – town centre opportunity sites

Proposed opportunity sites:

Other sites considered:

Option 1: Budgens area

No other potential town centre or edge of centre sites identified

Option 2: Church hall area

Option 3: Cooperative store area

Option 4: Fountain Lane recreation ground

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

Commentary

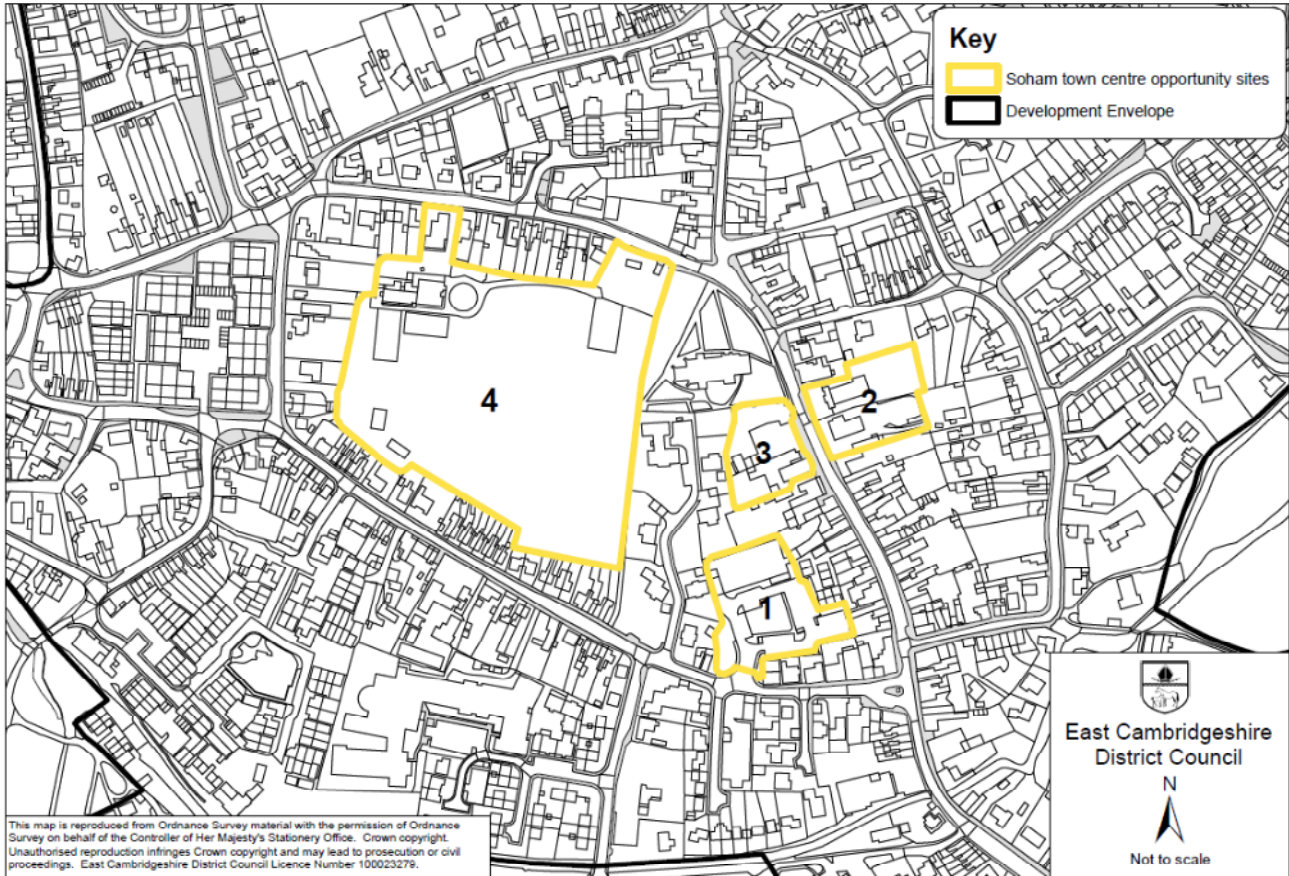
Summary of assessment– The first three options score highly against economic objectives as they would enhance the shopping hierarchy and improve vitality and viability of the city centre. All three would also have potential to improve the visual appearance of their sites. The fourth option is assumed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

Short/medium/long term impacts – None identified

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

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

Soham town centre opportunity site options:



Sutton – housing sites												
Proposed allocation site: Option 4: Land east of Brooklands Farm			Other sites considered: Option 1: land west of Bury Lane Option 2: land east of Bury Lane Option 3: Land north of The Brook Option 5: land north of Fieldgate Option 6: Sutton Park				Option 7: land east of Link Lane Option 8: land south of The Row Option 9: Land west of The Row Option 10: Land off A142 roundabout Option 11: Elean Business Park					
SA Objective	Site option											
	1	2	3	4	5	6	7	8	9	10	11	
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-	-	-	+
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites & species	~	~	~	~	~	~	-	?	+	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	---	~	~	~	~	---	~	~	~	~	~	~
3.2 Landscape / townscape character	---	---	~	~	+/-	---	-	--	--	---	---	---
3.3 Design and layout	-	?	?/-	?	?	-	?	?/-	?	-	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	---	-	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~	~	~	---
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	--
7.2 Investment	?	?	-?	?	?	?	?	?	?	?	?	--
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	--

Commentary

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

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

Short/medium/long term impacts – None identified

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

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

Sutton housing site options:



Swaffham Prior – housing sites

Proposed allocation sites:
Option 1: Land off Rogers Road

Other sites considered:
Option 2: Land north-east of 27 Lower End
Option 3: Land west of 75 High Street
Option 4: Land adjacent 75 High Street
Option 5: Land north of 49 Lower End
Option 6: Land south of 42 Lower End
Option 7: Land between 32-38 Mill Hill
Option 8: Land at the Manor House, Lower End
Option 9: Land south-west of the Cemetery
Option 10: Land west of Goodwin Farm

Option 11: Land east of Goodwin Farm
Option 12: Land south of Heath Road
Option 13: Land north of Rogers Road
Option 14: Land south of Station Road
Option 15: Land south of Vicarage Lane
Option 16: Land north of Fairview Grove
Option 17: Land north of Rogers Road
Option 18: Land north of Station Road

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

Commentary

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

Short/medium/long term impacts – None identified

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

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

Swaffham Prior – employment sites																		
Proposed allocation sites: Option 11: Land east of Goodwin Farm	Other sites considered: Option 1: Land off Rogers Road Option 2: Land north-east of 27 Lower End Option 3: Land west of 75 High Street Option 4: Land adjacent 75 High Street Option 5: Land north of 49 Lower End Option 6: Land south of 42 Lower End Option 7: Land between 32-38 Mill Hill Option 8: Land at the Manor House, Lower End											Option 9: Land south-west of the Cemetery Option 10: Land west of Goodwin Farm Option 12: Land south of Heath Road Option 13: Land north of Rogers Road Option 14: Land south of Station Road Option 15: Land south of Vicarage Lane Option 16: Land north of Fairview Grove Option 17: Land north of Rogers Road Option 18: Land north of Station Road						

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

Commentary

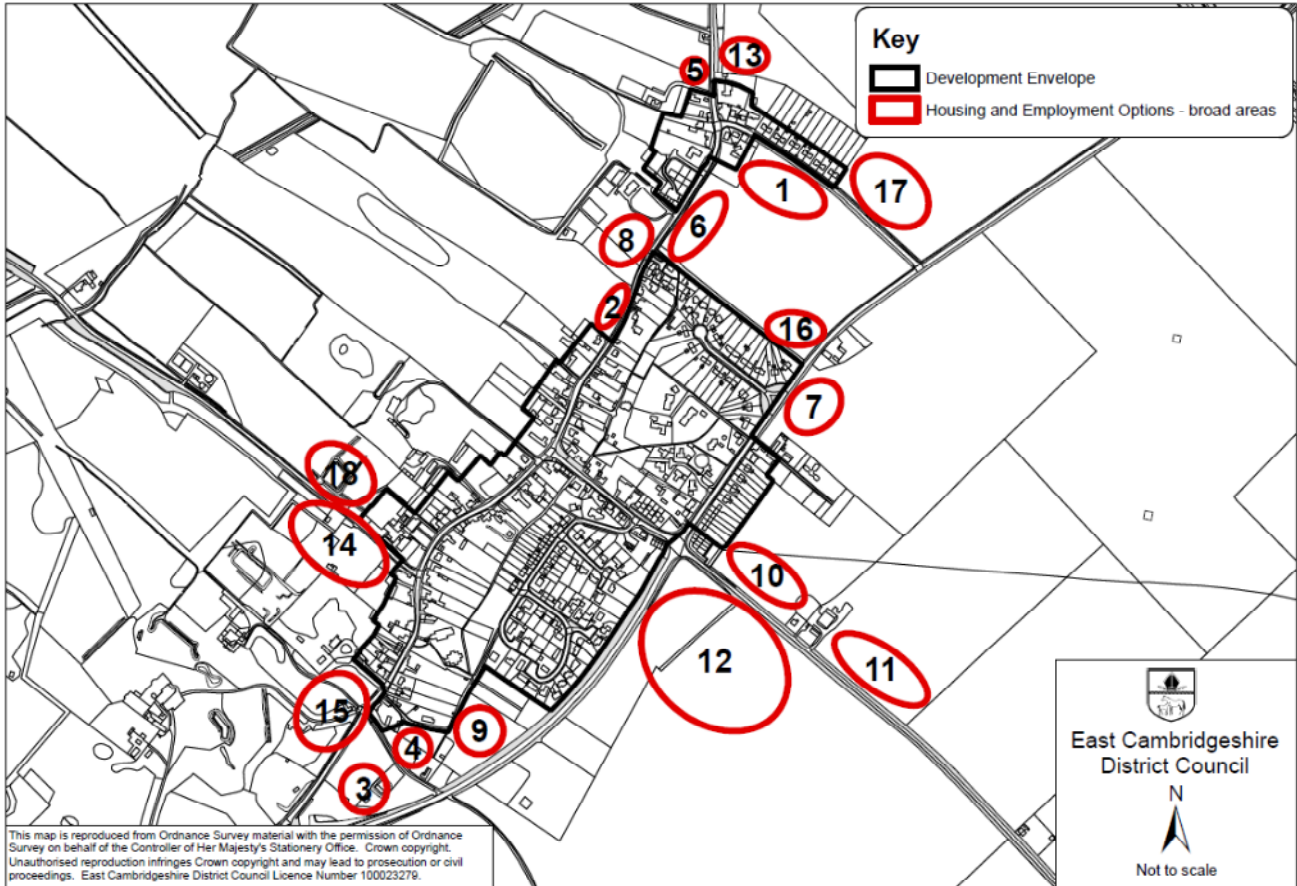
Summary of assessment – Options 10 and 11 appear most sustainable, as they are accessible to the main road network (3.3), and could be developed without visual harm to the character and setting of Swaffham Prior (3.2). Option 11 appears marginally more sustainable, as there is a gap between the site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

Short/medium/long term impacts – None identified

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

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

Swaffham Prior housing and employment site options:



Wentworth – housing sites (up to 5 dwellings)									
Proposed allocation sites: Option 1: Land opposite the old Red Lion, Main Street Option 2: Land east of 1 Main Street			Other sites considered: Option 3: Land west of Church Road Option 4: Land east of Church Road Option 5: Land south of Manor Farm Option 6: Land south of Strafford House, Main Street			Option 7: Land opposite Sunny Acres, Main Street Option 8: Land north of School House, Main Street Option 9: Land west of School House, Main Street			
SA Objective	Site option								
	1	2	3	4	5	6	7	8	9
1.1 Undeveloped land	-	-	-	-	-	-	-	-	-
1.2 Energy use	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~
3.2 Landscape / townscape character	-	-	---	---	---	---	-	-	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	~	~	~	~	~	~
6.2 Inequalities	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++
6.4 Community involvement	+	+	+	+	+	+	+	+	+
7.1 Access to work	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+

Commentary

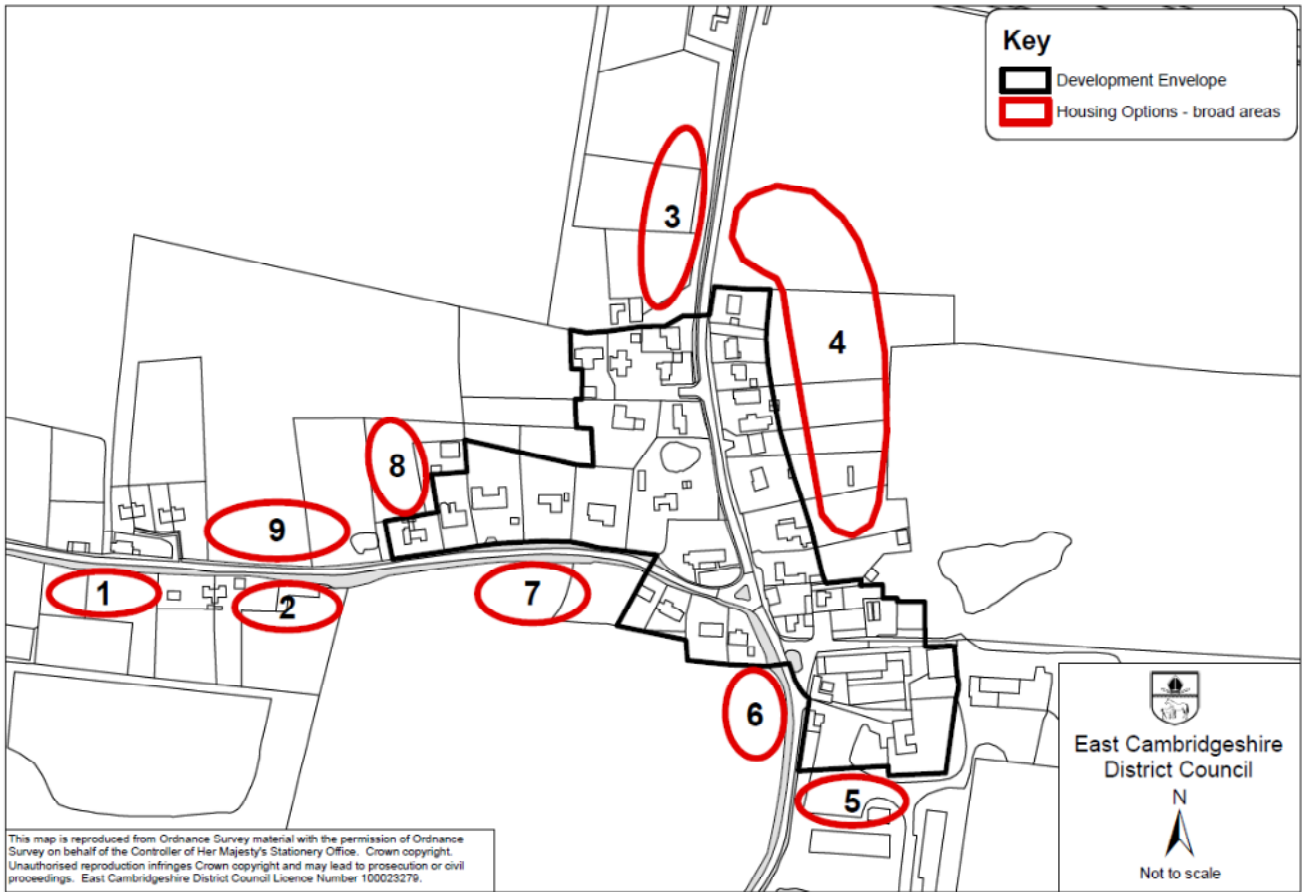
Summary of assessment – All site options have the potential to impact on the character of the village (3.2) so it will be important to ensure a high standard of design for the dwellings. However, options at the entrance to the village are considered to have the potential for greatest adverse impact –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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

Wentworth housing site options:



WICKEN – housing sites (up to 10 dwellings)															
Proposed allocation sites: Option 1: Land northwest of The Crescent Option 2: Land south of Church Road		Other sites considered: Option 3: Land opposite Hawe’s Lane Option 4: Land west of Lode Lane Option 5: Land rear of 7 Lode Lane Option 6: Land south of Lower Road Option 7: Land off Chapel Lane Option 8: Land south of Chapel Lane								Option 9: Land north of Wicken Fen Option 10: Land at Back Lane Option 11: Land east of Methodist Church Option 12: Land north of Chapel Lane Option 13: Land north of Chapel Lane/Drury Lane junction Option 14: Land south-east of Hawes Lane Option 15: Land east of Drury Lane					
SA Objective	Site option														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1.1 Undeveloped land	-	-	-	~	~	~	~	~	-	~	-	-	~	+/	-
1.2 Energy use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	?	?	~	?	?	~	~	~	?	?	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	-?	~	~	-	~	~	~	?	?	?	?	?	~	~
3.2 Landscape / townscape character	~	~	--	~	-	--	~	-	--	~	~	---	--	--	~
3.3 Design and layout	~	~	~	-	-	-	-	-	-	-	-	-	-	~	-
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.1 Health	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	~	~	~	--	--	--	--	--	--	--	--	--	--	--	--
6.2 Inequalities	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
6.3 Housing need	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
6.4 Community involvement	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
7.3 Local economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Commentary

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

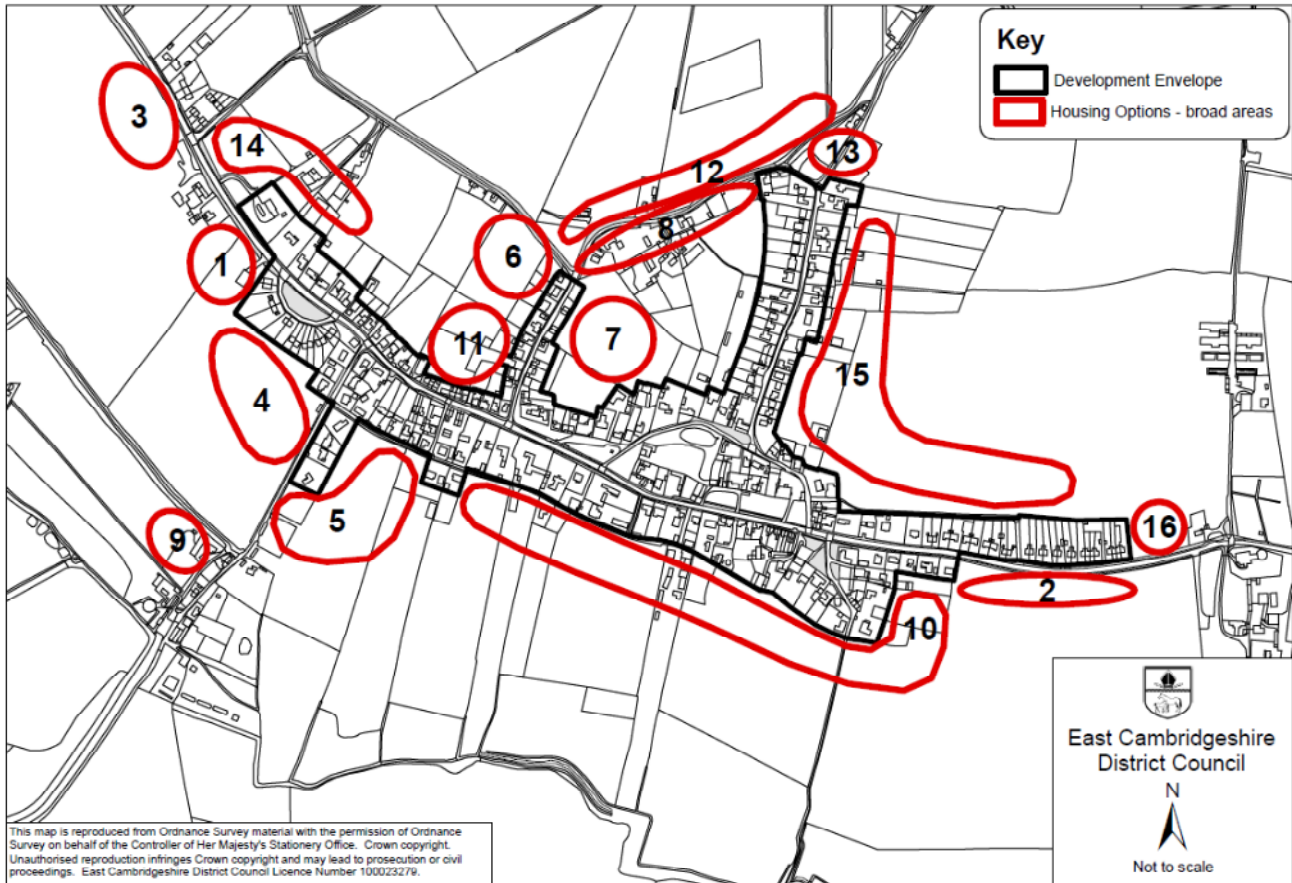
Options 1, 2, 4, 5 9 and 10 are closest to Wicken Fen - the impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust /air pollution). These would need to be considered at the planning application stage.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

Wicken housing site options:



GYPSY AND TRAVELLER SITES

Proposed allocation sites: Option 2 – Muckdungle Corner, Newmarket Road, Bottisham (2 pitches) Option 5 – Land adjacent to Pony Lodge, Grunty Fen Road, Witchford (2 pitches)	Other sites considered: Option 1 – Land adjacent to 82 Isleham Road, Fordham Option 3 – Land north of Travellers site, Church Road, Wentworth Option 4 – Land adjacent to Travellers site, Church Road, Wentworth (2 pitches) Option 6 – Elmfield, Chewell’s Lane, Haddenham Option 7 – Land east of 82 Isleham Road, Fordham Option 8 – Builders Yard, Hod Hall Lane, Haddenham Option 9 – Land east of Goodwin Farm, Heath Road, Swaffham Prior Option 10 – Land adjacent 4 Long Dolver Drive, Soham Option 11 – Poplar Drive, Littleport Option 12 – Mowfen Drive, Littleport	Option 13 – Land west of Meadow Court, Littleport Option 14 – Still Wheels, Little Thetford Option 15 – Little Fen Drive, Burwell Option 16 – Land east of Newmarket Road, Stretham Option 17 – Former Depot, Brinkley Road, Stretham Option 18 – Land west of Long Lane, Coveney Option 19 – Land north of Coates Drive, Isleham Option 20 – Land between Long Dolver Drive and Hasse Road, Soham Option 21 – Major development areas Option 22 – Land adjacent to railway line, Second Drive, Little Downham Option 23 – Land at Primrose Farm, Sutton Gault Option 24 – Land adjacent to Shippea Hill railway station
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SA Objective	1	2	3	4	5	6	7	8	9	10	11
1.1 Undeveloped land	-	+	+	+	~	+	-	+	-	-	-
1.2 Energy use	~	~	~	~	~	~	~	~	~	~	~
1.3 Water consumption	~	~	~	~	~	~	~	~	~	~	~
2.1 Nature sites and species	~	~	~	~	~	?	~	~	~	~	~
2.2 Biodiversity	?	?	?	?	?	?	?	?	?	?	?
2.3 Access to wildlife	~	~	~	~	~	~	~	~	~	~	~
3.1 Historical assets	~	~	~	~	~	~	~	~	~	~	~
3.2 Landscape and townscape character	-	~	~	~	~	~	-	~	-	~	-
3.3 Design and layout	?	?	?	?	?	?	?	?	?	?	?
4.1 Pollutants	-	-	-	-	-	-	-	-	-	-	-
4.2 Waste production	-	-	-	-	-	-	-	-	-	-	-
4.3 Climate change	~	~	~	~	~	~	~	~	~	~	--
5.1 Health	~	~	~	~	~	~	~	~	~	~	~
5.2 Crime	~	~	~	~	~	~	~	~	~	~	~
5.3 Open space	~	~	~	~	~	~	~	~	~	~	~
6.1 Accessibility	+	~	~	-	~	+	-	~	-	--	--
6.2 Inequalities	+	+	+	+	+	+	+	+	+	+	+
6.3 Housing need	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++
6.4 Community involvement	~	~	~	~	~	~	~	~	~	~	~
7.1 Access to work	~	~	~	~	~	~	~	~	~	~	~
7.2 Investment	~	~	~	~	~	~	~	~	~	~	~
7.3 Local economy	~	~	~	~	~	~	~	~	~	~	~

Summary of assessment – All options score well in the objectives related to meeting housing need. Significant adverse environmental and landscape effects are unlikely for Options 1-6 because they are either existing sites or extensions to existing sites. Options 2-6 would also be unlikely to create significant impact due to the small scale of development proposed.

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

Short/medium/long term impacts – None identified.

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

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

5 Further analysis of the preferred policies and proposals

5.1 Appraisal of the Local Plan policies and proposals

Policy GROWTH 1: Levels of housing, employment and retail growth		
SA Objective	Impact	Commentary
1.1 Undeveloped land	--	The supply of brownfield land in East Cambs is very limited. Additional growth outside current development boundaries will mainly be on Greenfield sites.
1.2 Energy use	--	Additional development will lead to increased energy consumption in the district – although this can partly be mitigated by use of sustainable construction methods and renewable energy sources
1.3 Water consumption	--	Additional development will lead to increased levels of water consumption – although this can be partly mitigated by use of sustainable construction methods
2.1 Nature sites & species	?	Additional growth may place pressure on nature sites/species – although other policies in the Plan should help to prevent most harmful development
2.2 Biodiversity	?	Additional growth may place pressure on biodiversity – although other policies in the Plan should help to prevent most harmful development
2.3 Access to wildlife	?	New development may/may not provide better access to wildlife
3.1 Historical assets	?	Additional growth may place pressure on historical assets particularly at market towns – although other policies in the Plan should help to prevent most harmful development
3.2 Landscape / townscape character	?	Additional growth may place pressure on local character particularly around the market towns – although other policies in the Plan should help to prevent most harmful development
3.3 Design & layout	~	New development should ideally be well designed and effective, in accordance with design and place making policies in this Plan
4.1 Pollutants	--	Growth will increase pollution and emissions
4.2 Waste production	--	Growth will lead to an increase in household and business waste. Incorporating recycling and waste facilities within new developments can have some positive effect on this.
4.3 Climate change	--	Certain developments may be located in areas of flood risk – particularly employment developments, or isolated houses in the countryside provided for rural workers, or involving replacement/re-use of buildings.
5.1 Health	~	No direct or indirect impacts identified.
5.2 Crime	--	An increase in population will lead to increased levels of crime/fear of crime
5.3 Open space	+	Additional/improvements to open space will be sought from new development schemes.
6.1 Accessibility	--	New/improved community facilities will be sought in connection with new development. However, the infrastructure gap means that people's access to community facilities is likely to be worse than currently.
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	+++	The proposed level of housing growth will help meet local housing needs.
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	+	Jobs growth will deliver greater access to work and training
7.2 Investment	?	Jobs growth may help to provide more opportunities for skilled labour and training opportunities
7.3 Local economy	+	Jobs growth will directly benefit the local economy
SUMMARY		

Policy GROWTH 1: Levels of housing, employment and retail growth

SA Objective	Impact	Commentary
<p>The policy will enable continued expansion of the local economy, and help to meet significant local needs for additional housing. However, additional growth will have an adverse environmental impact in a number of ways. The challenge for the Plan (and the District Council) is to try and mitigate these through strong policies relating to design, accessibility, sustainable construction and the natural environment. In addition, although growth will deliver some new community facilities and financial contributions for infrastructure, there will be an infrastructure gap – which means that people’s access to required facilities and services is likely to be affected. It will be important to try to mitigate this by the use of CIL, working in close partnership with other infrastructure and service providers, and actively seeking alternative sources of funding. The impacts are likely to be cumulative and increase over time, as growth takes place.</p>		

Policy GROWTH 2: Locational strategy		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Focusing development within settlements should help to minimize the use of Greenfield land. Although its usage will still be very significant overall.
1.2 Energy use	+	Focusing development in sustainable locations should help to decrease the need to travel
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	+	Focusing development within settlements should help to reduce impact/pressure on nature sites/species.
2.2 Biodiversity	+	Focusing development within settlements should help to reduce impact/pressure on biodiversity.
2.3 Access to wildlife	~	No direct or indirect impacts identified
3.1 Historical assets	~	No direct or indirect impacts identified
3.2 Landscape and townscape character	~	No direct or indirect impacts identified
3.3 Design and layout	~	No direct or indirect impacts identified
4.1 Pollutants	+	Focusing development in sustainable locations should help to decrease the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	+	Focusing development in sustainable locations should help to reduce exposure to flood risk
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+++	Focusing development in the main settlements should help to ensure good access to services and facilities
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	++	Allowing certain housing developments in the countryside as an exception – for example, affordable housing and gypsy sites – should help to meet identified local housing needs.
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	+++	Should help to increase access to work and training
7.2 Investment	++	Focusing development within settlements should help to support investment in accessible community facilities and infrastructure
7.3 Local economy	++	Allowing exceptions in the countryside should help to support local businesses and benefit the local economy
<u>SUMMARY</u>		
The policy should help to deliver a range of social, environmental and economic benefits. In particular, it will help to reduce the need to travel, promote accessibility to services and facilities, protect the countryside, and help to support the rural economy. The approach represents a continuation of the current policy approach, so no significant temporal differences are identified.		

Policy GROWTH 3: Infrastructure requirements		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development. Likely to include development of some infrastructure on Greenfield sites.
1.2 Energy use	+	Provision of more local infrastructure to serve a community may help to decrease the need to travel.
1.3 Water consumption	~	No direct or indirect impacts.
2.1 Nature sites and species	?	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development. The impact upon nature sites and species will be dependent upon the location, scale and design of any proposed new infrastructure and any mitigation measures.
2.2 Biodiversity	?	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development. The impact upon biodiversity will be dependent upon the location, scale and design of any proposed new infrastructure and any mitigation measures.
2.3 Access to wildlife	~	There are no direct or indirect impacts.
3.1 Historical assets	?	The impact upon historical assets will be dependent upon the location, scale and design of any proposed new infrastructure and any mitigation measures. Policy GROWTH 3 includes reference to major improvements to A142 between Angel Drove and Stuntney Causeway. The potential impact(s) of these improvements will vary dependent upon the option which is to be developed.
3.2 Landscape / townscape character	?	The impact upon landscape and character will be dependent upon the location and scale of any proposed new infrastructure and any mitigation measures. Policy GROWTH 3 includes reference to major improvements to A142 between Angel Drove and Stuntney Causeway. The potential impact(s) of these improvements will vary dependent upon the option which is to be developed.
3.3 Design and layout	++	New infrastructure provided in local communities should help to create better places to live.
4.1 Pollutants	+	Provision of more local infrastructure to serve a community may help to decrease the need to travel.
4.2 Waste production	++	New waste recycling infrastructure will help to assist the recycling of waste products.
4.3 Climate change	~	No significant positive or negative impacts.
5.1 Health	++	Provision of new healthcare infrastructure will be a positive benefit.
5.2 Crime	+	Additional local community facilities may assist community cohesion and help to reduce crime and fear of crime.
5.3 Open space	++	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development.
6.1 Accessibility	+++	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development. – thereby increasing the quality, range and accessibility of services and facilities.
6.2 Inequalities	+	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development – thereby potentially redressing inequalities related to age, gender, disability, location and income.
6.3 Housing need	++	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development, including affordable housing.
6.4 Community involvement	+	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development, which could help to increase community cohesion.
7.1 Access to work	+++	Key infrastructure could help to improve the local economy.
7.2 Investment	+++	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development, thereby involving additional investment in a locality.
7.3 Local economy	++	The policy requires the provision of additional physical, social and green infrastructure to serve the needs of new development, thereby assisting the local economy and business development.

Policy GROWTH 3: Infrastructure requirements

SA Objective	Impact	Commentary
<p>SUMMARY New and improved infrastructure in the district will have adverse environmental impacts in the form of the usage of undeveloped land. However this policy will achieve a number of social and economic benefits as a result of the provision of new and improved infrastructure associated with development within the district. The strongest benefits are in relation to access to infrastructure accessibility (6.1), access to work (7.1), and investment (7.2).</p> <p>The benefits will be felt in the short, medium and long term as new and improved infrastructure is provided within the district. There will also be opportunities for benefits from further business development to be realised in the medium and long term.</p>		

Policy GROWTH 4: Delivery of growth		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Allocations will mainly involve use of brownfield land
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
2.3 Access to wildlife	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.1 Historical assets	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.2 Landscape / townscape character	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.3 Design and layout	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
4.1 Pollutants	~	No direct or indirect impacts identified
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+++	Allocation enables the local authority to coordinate infrastructure delivery and work with infrastructure and service providers to deliver infrastructure and services alongside growth
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	+++	Allocation of housing sites provides greater certainty over delivery
6.4 Community involvement	+	Allows community engagement in the plan-making process, including the Village/Town Vision work
7.1 Access to work	+++	Allocation of employment sites provides greater certainty over delivery
7.2 Investment	+++	Allocation of employment and infrastructure sites provides greater certainty over delivery. Also enables the local authority to co-ordinate with infrastructure and service providers.
7.3 Local economy	++	Allocation of employment, retail and infrastructure sites provides greater certainty over delivery
<p>SUMMARY</p> <p>This policy seeks to ensure the delivery of identified housing, employment, retail and infrastructure needs, by identifying suitable sites for development (with additional locations for long term housing growth referred to in policy GROWTH 1). The appraisal of the policy tests this aspect – rather than the sustainability of the individual sites (which is covered elsewhere in the appraisal document). The allocation of land can help to provide certainty for local people and developers – and aid investment in infrastructure and development. It also enables the local authority to work with infrastructure and service providers, to ensure necessary infrastructure is provided alongside development. Benefits will be felt in the medium to longer term as sites are developed.</p>		

Policy GROWTH 5: Presumption in favour of sustainable development

SA Objective	Impact	Commentary
1.1 Undeveloped land	?	Impact will vary on a case by case basis
1.2 Energy use	?	Impact will vary on a case by case basis
1.3 Water consumption	?	Impact will vary on a case by case basis
2.1 Nature sites and species	?	Impact will vary on a case by case basis
2.2 Biodiversity	?	Impact will vary on a case by case basis
2.3 Access to wildlife	?	Impact will vary on a case by case basis
3.1 Historical assets	?	Impact will vary on a case by case basis
3.2 Landscape and townscape character	?	Impact will vary on a case by case basis
3.3 Design and layout	?	Impact will vary on a case by case basis
4.1 Pollutants	?	Impact will vary on a case by case basis
4.2 Waste production	?	Impact will vary on a case by case basis
4.3 Climate change	?	Impact will vary on a case by case basis
5.1 Health	?	Impact will vary on a case by case basis
5.2 Crime	?	Impact will vary on a case by case basis
5.3 Open space	?	Impact will vary on a case by case basis
6.1 Accessibility	?	Impact will vary on a case by case basis
6.2 Inequalities	?	Impact will vary on a case by case basis
6.3 Housing need	?	Impact will vary on a case by case basis
6.4 Community involvement	?	Impact will vary on a case by case basis
7.1 Access to work	++?	May assist businesses and developers
7.2 Investment	++?	May assist investment in an area
7.3 Local economy	++?	May assist businesses and developers

SUMMARY

The impact of this policy is not possible to predict overall, as it reiterates the purpose of planning and the aim of the Local Plan. Planning is about weighing up social, environmental and economic impacts – the weight given to different factors varies on a case by case basis.

The policy includes requirement for applications to be approved ‘without delay’ and for developers and the Council to work proactively together –this could assist with the delivery of schemes, and therefore aid businesses and the economy.

Policy GROWTH 6: Community-led development

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Most sites developed under this policy are likely to involve the use of Greenfield land
1.2 Energy use	~	No direct or indirect identified impacts
1.3 Water consumption	~	No direct or indirect identified impacts
2.1 Nature sites and species	~	No direct or indirect identified impacts
2.2 Biodiversity	?	The impact of a particular development scheme will vary on a case by case basis
2.3 Access to wildlife	?	The impact of a particular development scheme will vary on a case by case basis
3.1 Historical assets	?	The impact of a particular development scheme will vary on a case by case basis
3.2 Landscape / townscape character	?	The impact of a particular development scheme will vary on a case by case basis
3.3 Design and layout	?	The impact of a particular development scheme will vary on a case by case basis
4.1 Pollutants	~	No direct or indirect identified impacts
4.2 Waste production	~	No direct or indirect identified impacts
4.3 Climate change	~	No direct or indirect identified impacts
5.1 Health	~	No direct or indirect identified impacts
5.2 Crime	~	No direct or indirect identified impacts
5.3 Open space	?	The impact of a particular development scheme will vary on a case by case basis
6.1 Accessibility	+	The policy may involve the delivery of schemes which include community facilities or infrastructure, thereby increasing local access
6.2 Inequalities	~	No direct or indirect identified impacts
6.3 Housing need	+++	The policy is likely to deliver a significant proportion of schemes involving affordable housing – which should help to address local housing needs
6.4 Community involvement	+++	The policy is aimed at facilitating community groups to deliver development
7.1 Access to work	+	The policy may involve the delivery of housing for people who work locally – and/or community-led employment initiatives
7.2 Investment	+	The policy may involve the delivery of community-led employment initiatives and community infrastructure
7.3 Local economy	+	The policy may involve the delivery of community-led employment initiatives

SUMMARY

The policy will help to deliver a range of social and economic benefits, including additional affordable housing for local residents and workers (6.3), and potentially additional employment opportunities (7.2 and 7.3). The policy also facilitates greater involvement of local people in shaping their local area, and should lead to more community activity (6.4). Benefits will be felt in the medium to longer term as community-led initiatives get off the ground and are realised

Policy HOU 1: Housing mix		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct or indirect impacts.
1.2 Energy use	~	There are no direct or indirect impacts.
1.3 Water consumption	~	There are no direct or indirect impacts.
2.1 Nature sites and species	~	There are no direct or indirect impacts.
2.2 Biodiversity	~	There are no direct or indirect impacts.
2.3 Access to wildlife	~	There are no direct or indirect impacts.
3.1 Historical assets	~	There are no direct or indirect impacts.
3.2 Landscape / townscape character	++	The policy seeks to provide a range of different housing types, size and building styles. The development of self build properties particularly on larger housing sites (> 100 dwellings) is also encouraged. A mix in the size and type of dwelling will contribute to an interesting and varied townscape. The benefits will be felt in the short, medium and long term as housing sites are developed.
3.3 Design and layout	++	There are no direct or indirect impacts.
4.1 Pollutants	~	There are no direct or indirect impacts.
4.2 Waste production	~	There are no direct or indirect impacts.
4.3 Climate change	~	There are no direct or indirect impacts.
5.1 Health	~	There are no direct or indirect impacts.
5.2 Crime	~	There are no direct or indirect impacts.
5.3 Open space	~	There are no direct or indirect impacts.
6.1 Accessibility	≈	<u>There are no direct or indirect impacts.</u>
6.2 Inequalities	++	The policy seeks to provide a range of different housing types, size and building styles. The development of self build properties particularly on larger housing sites (> 100 dwellings) is also encouraged. A mix in the size and type of dwellings will contribute to housing developments being of a high quality design. The benefits will be felt in the short, medium and long term as housing sites are developed.
6.3 Housing need	+++	The policy seeks to provide a range of different housing types, size and building styles. The development of self build properties particularly on larger housing sites (> 100 dwellings) is also encouraged. A mix in the size and type of dwelling will contribute to an interesting and varied townscape. The benefits will be felt in the short, medium and long term as housing sites are developed.
6.4 Community involvement	~	There are no direct or indirect impacts.
7.1 Access to work	+	There are no direct or indirect impacts.
7.2 Investment	~	There are no direct or indirect impacts.
7.3 Local economy	~	There are no direct or indirect impacts.
SUMMARY		
The policy will achieve a number of benefits by providing a range of housing which meets the needs of different households within the District. The strongest benefits are in areas related to housing need, landscape/townscape character, inequalities and the design of developments. No negative impacts have been identified. This policy will complement and reinforce other policies relating to the design of new developments and sustainable transport. The benefits will be felt in the short, medium and long term as housing sites are developed. There will also be opportunities for benefits from further business development to be realised in the medium and long term.		

Policy HOU 2: Housing density		
SA Objective	Impact	Commentary
1.1 Undeveloped land	++	The policy seeks to ensure that housing developments are of an appropriate density so that sites make efficient use of the available land. In doing it is expected that this will protect agricultural land from unnecessary housing development.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	+	The policy requires the biodiversity of the site and its surroundings to be considered as part of the design of housing developments. This will require housing developments to be sensitively designed to take account of biodiversity assets including designated nature conservation sites. The benefit will be that new housing developments are designed in such a way which directs development elsewhere or limits the potential impact on existing designated nature conservation sites.
2.2 Biodiversity	+	The policy requires the biodiversity of the site and its surroundings to be considered as part of the design of housing developments. This will require housing developments to be sensitively designed to take account of both habitats and species, which are present on the site or in the surrounding area. The benefit will be that housing development is designed in such a way which directs development elsewhere or limits the impact on habitats and species which are of national or local importance.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy seeks to ensure that heritage assets in and adjoining sites are considered as part of the design of housing developments. It is expected that this will lead to a more sensitive approach to the design of housing developments, which take account of the importance of heritage assets. This will improve the quality of the environment and make the District a more attractive place in which to live. The benefits will be felt in the short, medium and long term as housing sites are developed.
3.2 Landscape and townscape character	++	The policy seeks to ensure that landscape character and the existing character of settlements are considered as part of the design of housing developments. It is expected that this will lead to a more sensitive approach to the design of housing developments, which respects the distinctive character of the district (both urban and rural areas). This will improve the quality of the environment and make the District a more attractive place in which to live. The benefits will be felt in the short, medium and long term as housing sites are developed.
3.3 Design and layout	++	The policy seeks to ensure that landscape character and the existing character of settlements are considered as part of the design of housing developments. There is also a requirement to ensure that the residential amenity of new and existing residents is protected. It is expected that this will lead to a more sensitive approach to the design of housing developments, which takes account of the character of the site and its surroundings and provides a suitable environment for residents. This will contribute to the delivery of high quality housing development within the District. This will improve the quality of the environment and make the District a more attractive place in which to live. The benefits will be felt in the short, medium and long term as housing sites are developed.
4.1 Pollutants	+	The policy seeks to ensure that housing developments are of an appropriate density where located within areas which are highly accessible by public transport routes. It is expected that this will increase patronage of existing public transport routes and enable the improvement of such routes in the future. The benefits will be felt in the medium and long term as housing sites are developed.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+	The policy seeks to ensure that sufficient space is set aside for the provision of open space and other amenities as part of housing developments. This will result in a greater amount of publicly accessible open space being provided as part of housing developments. The benefits will be felt in the short, medium and long term as housing sites are developed.

Policy HOU 2: Housing density		
SA Objective	Impact	Commentary
6.1 Accessibility	+	The policy seeks to ensure that housing developments are of an appropriate density where located within areas which are highly accessible by public transport routes. It is expected that this will increase patronage of existing public transport routes and enable the improvement of such routes in the future. The benefits will be felt in the medium and long term as housing sites are developed.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to provide housing developments, which are of a good quality design and which take account of the landscape and townscape character of the area. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. The benefits will be felt in the medium and long term as housing sites are developed.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	~	There are no direct and indirect implications.
<p>SUMMARY The policy will achieve a number of benefits by ensuring that the density of housing developments relates well to the characteristics of the site and the surrounding area. The strongest benefits are in areas related to landscape/townscape character and the design of developments. No negative impacts have been identified. This policy will complement and reinforce other policies relating to the design of new developments.</p> <p>The benefits will be felt in the short, medium and long term as housing sites are developed.</p>		

Policy HOU 3: Affordable housing provision		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct or indirect implications.
1.2 Energy use	~	There are no direct or indirect implications.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites and species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	~	There are no direct or indirect implications.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	~	There are no direct or indirect implications.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	~	There are no direct or indirect implications.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	~	There are no direct or indirect implications.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	++	The policy seeks to provide affordable housing as part of open market housing developments within the district. This will improve the availability of affordable housing for those seeking properties within the district. The benefits will be felt in the short, medium and long term as housing sites are developed.
6.4 Community involvement	+	There are no direct or indirect implications.
7.1 Access to work	+	The policy seeks to provide affordable housing as part of open market housing developments within the district. This will improve the availability of affordable housing for those seeking properties within the district. This has the potential to encourage business development. The benefits will be felt in the medium and long term as housing sites are developed.
7.2 Investment	+	There are no direct or indirect implications.
7.3 Local economy	+	There are no direct or indirect implications.
SUMMARY		
The policy will achieve a number of benefits by ensuring that affordable housing is provided as part of open market sites within the district. The strongest benefits are in relation to housing need. No negative impacts have been identified. This policy will complement other policies relating to the provision of affordable housing sites in the countryside.		

Policy HOU 4: Affordable housing exception sites		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The policy seeks to provide opportunities for affordable housing to be provided in locations, which would not normally be considered for housing. This could result in the development of further housing on land which is currently undeveloped.
1.2 Energy use	~	There are no direct or indirect implications.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites and species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	-	The policy seeks to provide opportunities for affordable housing (and possibly an element of private market housing) to be provided in locations, which would not normally be considered for housing. This could result in an impact on the landscape and/or townscape character of the area.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	+	The policy seeks to provide opportunities for affordable housing which are in areas adjoining or in close proximity to settlements within the district. This will have a positive impact by reducing the need to travel by car. The benefits will be felt in the short, medium and long term as exception housing sites are developed.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	~	There are no direct or indirect implications.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	~	There are no direct or indirect implications.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	+++	The policy seeks to provide opportunities for affordable housing to be provided in locations, which would not normally be considered for housing. It is expected that the development of affordable housing exception sites will increase the amount of affordable housing, which is available within the District. The benefits will be felt in the short, medium and long term as exception housing sites are developed.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The policy seeks to provide affordable housing where housing would not normally be permitted. This will improve the availability of affordable housing for those seeking properties within the district. This has the potential to encourage business development. The benefits will be felt in the medium and long term as exception housing sites are developed.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	+	Providing affordable housing in locations adjoining or in close proximity to settlements could help to support the local economy of settlements within the district. The benefits will be felt in the medium and long term as exception housing sites are developed.
<u>SUMMARY</u>		
The development of exception sites will have social and economic benefits by allowing the development of affordable housing in locations which would not normally be considered for open market housing. Negative impacts have been identified relating townscape/landscape character and the loss of undeveloped land to housing. However, it is considered that this is outweighed by the short, medium and longer term benefits of providing affordable housing on exception sites.		

Policy HOU 5: Dwellings for rural workers		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The policy allows development of rural worker dwellings where it meets essential criteria. This will impact on the use of undeveloped land in the countryside.
1.2 Energy use	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will have a positive impact on reducing energy consumption from non-renewable sources.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites & species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	-	The policy allows for development of a dwelling in the countryside which may impact the landscape character. Proposals will need to meet criteria to ensure only appropriate development according to business need is permitted, limiting the amount of development and its impact on the countryside. Strict controls and high consideration to design will ensure the negative impact is minimised or eliminated.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will have a positive impact on reducing greenhouse gas emissions by reducing the need to travel by car.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will help reduce the impact on climate change.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	~	There are no direct or indirect implications.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	+	The policy supports the need for essential rural workers to live on their holding to enable 24hr access.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The policy supports the need for essential rural workers to live on their holding and be available 24hrs a day which improves their access to work to and reduces the need to travel.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	+	Allowing essential rural workers to live onsite could improve business efficiency and productiveness and have a positive effect on the local economy.
<u>SUMMARY</u>		
The policy will support dwellings for rural workers in the countryside where essential need is met through strict criteria relating to business need rather than personal need. This will ensure only proposals that are essential to the viability of the business are supported and also control the size and location to reduce the impact it will have on the locality. Strong regard to quality design will also ensure proposals will not have an adverse impact on the landscape character.		

Policy HOU 6: Residential care accommodation		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The policy supports and encourages all care accommodation to be built within development boundaries of settlements with a range of services. However, allowing care homes to be developed on the edge of settlements as an exception could result in development on undeveloped land in the countryside.
1.2 Energy use	-	Allowing care homes to be built on the edge of settlements could increase the use of private car. This may have a negative impact on consumption of non-renewable resources.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites and species	?	The effect of the policy on this objective is unknown.
2.2 Biodiversity	?	The effect of the policy on this objective is unknown.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	-	Allowing care homes outside the development boundary could result in a negative impact on the landscape character of the area. Proposals will need strong regard to location and design. Proposals for any care accommodation within development boundaries will need to be in keeping with the locality, with strong regard to design, layout and residential amenity to reduce adverse impacts on the townscape.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	-	Allowing care homes to be built on the edge of settlements could increase the use of private car. This may increase greenhouse gas emissions.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	-	Allowing care homes to be built on the edge of settlements could increase the use of private car. This may negatively impact the effect on climate change.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	-	Allowing care homes to be built on the edge of settlements may reduce accessibility to local services, especially by foot. However, all accommodation should be located, if not within settlement boundaries, close to settlements with a range of services and facilities which should reduce the travel required.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	++	The policy supports the development of care homes outside the development envelope as an exception to acknowledge the need for this type of accommodation to meet the growing elderly population. Appropriate land within settlements are not always available or affordable for this type of development. Therefore allowing some proposals for care homes close to settlements could increase provision.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	~	There are no direct or indirect implications.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.
<u>SUMMARY</u>		
The main part of this policy is in support of locating care accommodation within the development boundary of settlements that have a good range of services and facilities and accessible by foot. However, due to cost and availability of appropriate land within settlements, the council will also support some proposals where appropriate outside of development envelopes, where they are still close to local services and mitigate against the negative objectives as much as possible i.e. close to public transport routes.		

Policy HOU 7: Mobile homes and residential caravan parks		
SA Objective	Impact	Commentary
1.1 Undeveloped land	++	The policy restricts extension or new development in the countryside so will protect undeveloped land from being used. The policy does allow intensification of existing sites within their existing cartilage, so therefore promotes the effective use of previously developed land
1.2 Energy use	+	The policy restricts location of housing in the countryside reducing the car journeys made to places of work and local services This will have a positive effect on reducing the use of non-renewable resources.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites and species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape and townscape character	+	The policy does not allow any extension of existing or development of new caravan parks in the countryside. This will have a positive impact on preserving the countryside character. Where proposals are allowed within settlements there will be strict controls on layout and materials to ensure there is no adverse impact on the townscape, locality or resident amenity. The policy does allow for intensification of existing sites. Proposals will need to accord with Model Standards 2008 for Caravan Sites in England and have no adverse impact on the locality.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	+	The policy restricts location of housing in the countryside reducing the car journeys made to places of work and local services This will have a positive effect on reducing emissions of greenhouse gases.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	++	The policy restricts location of housing in the countryside reducing the car journeys made to places of work and local services. This will have a positive effect on reducing the effect of climate change. The policy also highlights the need to consider the potential for flooding given the vulnerability of this type of development. The potential for flooding will vary depending upon the location of the proposed site.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	+	The policy restricts the location of new development of mobile homes and caravan parks to within settlement boundaries where access to jobs and local services is close by and reduces the need to travel by car.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	-	The policy only supports the intensification of existing sites and development of mobile homes and residential caravan parks where market housing would be allowed. This will limit the amount of new mobile homes and residential caravan parks in the district which can provide a low-cost alternative to standard bricks and mortar market housing. This will therefore have a negative impact on housing need.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The policy restricts the location of new development of mobile homes and caravan parks to within settlement boundaries where access to jobs and local services is close by and reduces the need to travel by car.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.

Policy HOU 7: Mobile homes and residential caravan parks

SA Objective	Impact	Commentary
SUMMARY		The policy restricts the development of mobile homes and residential caravan parks to within development boundaries of settlements. This is to reduce the use of undeveloped land in the countryside and ensure the countryside is protected and enhanced for future generations. Intensification of existing sites will allow for some future increase in this type of housing provision although limited.

Policy HOU 8: Extension or replacement of dwellings in the countryside

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct or indirect implications.
1.2 Energy use	~	There are no direct or indirect implications.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites and species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	+	The policy allows the extension or replacement of dwellings in the countryside appropriate to the scale of its locality. This will ensure proposals are in keeping with the character of the landscape and will enhance countryside views
3.3 Design and layout	++	The policy will support proposals that are in keeping with its setting and have high regard for design and quality of construction. Avoiding the use of strict criteria relating to the scale of the original dwelling for replacement dwellings should encourage better design and layout of proposals and enable more significant changes, where appropriate to the locality, from the original dwelling to meet innovative or sustainable design needs.
4.1 Pollutants	~	There are no direct or indirect implications.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	~	There are no direct or indirect implications.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	~	There are no direct or indirect implications.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	+	The policy supports development of extensions and replacement dwellings to allow for decent homes which are appropriate to need
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	~	There are no direct or indirect implications.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.

SUMMARY

The policy supports the development of extensions and replacement dwellings in the countryside to enable people to improve their homes to make them more appropriate to their need and to enhance the character of the locality with strong regard to improved design. Relating scale of proposals for replacement dwellings to the setting of the site rather than to the original dwelling provides better scope for improved design and to encourage innovative and sustainable construction.

Policy HOU 9: Gypsies, travellers and travelling showpeople sites [policy only – for SA of allocation sites, see tables below]		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Could result in the development of further sites on land which is currently undeveloped.
1.2 Energy use	-	Additional sites will increase energy consumption within the district.
1.3 Water consumption	-	Could increase water consumption within the district.
2.1 Nature sites and species	?	The potential impact will vary depending upon the location of the proposed site and its proximity to designated nature conservation sites. The policy seeks to mitigate against harm.
2.2 Biodiversity	?	Impact will vary depending upon the location of the proposed site and whether any species and habitats (of local or national importance) are present on site and within the area. The policy seeks to mitigate against harm.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	?	Impact will vary depending upon the archaeological potential of the site and its proximity to any features or buildings of historic importance. The policy seeks to mitigate against harm.
3.2 Landscape / townscape character	?	Impact will vary depending upon the location of the proposed site and whether there is any potential for suitable mitigation to be made. The policy seeks to mitigate against harm.
3.3 Design and layout	+++	The policy seeks to ensure that developments work well and look good.
4.1 Pollutants	-	The policy allows the development of gypsy, traveller and travelling showpeople sites in the countryside. This could result in an increase in traffic movements and carbon emissions within the district.
4.2 Waste production	-	The policy allows for the development of additional gypsy, traveller and travelling showpeople sites which will increase household waste production within the district.
4.3 Climate change	?	The policy requires proposed gypsy, traveller and travelling showpeople sites to not have an unacceptable risk of flooding. The potential for flooding will vary depending upon the location of the proposed site.
5.1 Health	++	The policy seeks to provide sites which are within a reasonable travelling distance of community facilities including health care. This will have the benefit of providing access to healthcare facilities for gypsy, traveller and travelling showpeople communities.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	++	The policy seeks to provide sites which are within a reasonable travelling distance of community facilities including education and health care. This will provide greater access to key services for the gypsy, traveller and travelling showpeople communities.
6.2 Inequalities	+++	The policy seeks to provide sites which are suitable for residential use and which are within reasonable travelling distance of community facilities including education and healthcare. This will help to address existing inequalities within the gypsy and traveller communities relating to the availability of suitable accommodation, access to health services and educational attainment.
6.3 Housing need	+++	The policy seeks to provide gypsy, traveller and travelling showpeople sites to meet the locally assessed need for additional pitches and plots. This will have the benefit of increasing the availability of suitable sites for the gypsy, traveller and travelling showpeople communities within the district.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The provision of permanent sites may help gypsies and travellers to access jobs nearby.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.

Policy HOU 9: Gypsies, travellers and travelling showpeople sites *[policy only – for SA of allocation sites, see tables below]*

SA Objective	Impact	Commentary
<p>SUMMARY The policy should help to promote the provision of suitable sites in appropriate locations for gypsies, travellers and travelling showpeople, and therefore have a significant positive impact in terms of meeting housing needs (6.3), addressing inequalities (6.2) and design/layout (3.3). This should also help to improve the health of the local gypsy population (5.1). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, accessibility (4.1 and 6.1) and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy HOU 9: Gypsies, travellers and travelling showpeople sites - land at Muckdungle Corner, Newmarket Road, Bottisham

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Site is brownfield and is to be removed from the Green Belt.
1.2 Energy use	~	Unlikely to have a notable impact.
1.3 Water consumption	~	Unlikely to have a notable impact.
2.1 Nature sites and species	~	No known implications.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	No known implications.
3.2 Landscape / townscape character	~	No adverse impact. Site to be removed from the Green Belt.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Minor adverse impact arising from development in the countryside.
4.2 Waste production	-	Minor adverse impact.
4.3 Climate change	-?	Part of site located in area of Flood Risk – but small part of site, so development can be accommodated in areas of low risk. Sequential and exception tests met, as set out in the Council's Flood Risk Note (April 2014)
5.1 Health	++	Should provide permanent accommodation and help gypsies to access healthcare nearby.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	++	The policy seeks to provide a site which is suitable for residential use and within reasonable travelling distance of community facilities including education and healthcare.
6.2 Inequalities	+++	The policy seeks to provide a site which is suitable for residential use and within reasonable travelling distance of community facilities including education and healthcare. This will help to address existing inequalities within the gypsy and traveller communities relating to the availability of suitable accommodation, access to health services and education.
6.3 Housing need	+++	The policy seeks to provide a site to meet the locally assessed need for additional pitches and plots.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The provision of this permanent site may help gypsies and travellers to access jobs nearby.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.

SUMMARY

The allocation will provide significant benefits in terms of helping to meet local housing needs (6.3) and addressing inequalities (6.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. The policy seeks to ensure that adverse impacts relating to accessibility (4.1), biodiversity (2.2), character (3.2) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once development starts. Beyond that no significant temporal differences are identified.

Policy HOU 9: Gypsies, travellers and travelling showpeople sites - land at Pony Lodge, Grunty Fen Road, Witchford

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	Site is mix of brownfield and Greenfield.
1.2 Energy use	~	Unlikely to have a notable impact.
1.3 Water consumption	~	Unlikely to have a notable impact.
2.1 Nature sites and species	~	No known implications.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	No known implications.
3.2 Landscape / townscape character	~	No adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Minor adverse impact arising from development in the countryside.
4.2 Waste production	-	Minor adverse impact.
4.3 Climate change	~	There are no direct or indirect implications.
5.1 Health	++	Should provide permanent accommodation and help gypsies to access healthcare nearby.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	++	The policy seeks to provide a site which is suitable for residential use and within reasonable travelling distance of community facilities including education and healthcare.
6.2 Inequalities	+++	The policy seeks to provide a site which is suitable for residential use and within reasonable travelling distance of community facilities including education and healthcare. This will help to address existing inequalities within the gypsy and traveller communities relating to the availability of suitable accommodation, access to health services and education.
6.3 Housing need	+++	The policy seeks to provide a site to help meet the locally assessed need for additional pitches and plots.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The provision of this permanent site may help gypsies and travellers to access jobs nearby.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	~	There are no direct or indirect implications.

SUMMARY

The allocation will provide significant benefits in terms of helping to meet local housing needs (6.3) and addressing inequalities (6.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. The policy seeks to ensure that adverse impacts relating to accessibility (4.1), biodiversity (2.2), character (3.2) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once development starts. Beyond that no significant temporal differences are identified.

Policy EMP 1: Retention of existing employment sites and allocations		
SA Objective	Impact	Commentary
1.1 Undeveloped land	++	Retention of existing employment land/allocations may help to prevent the use of greenfield land
1.2 Energy use	+	Retention of existing sites and premises uses less resources and energy than construction of new development
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	~	No direct or indirect impacts identified
2.3 Access to wildlife	~	No direct or indirect impacts identified
3.1 Historical assets	~	No direct or indirect impacts identified
3.2 Landscape / townscape character	~	No direct or indirect impacts identified
3.3 Design and layout	~	No direct or indirect impacts identified
4.1 Pollutants	+	Many employment sites and premises which may experience pressure for change of use are located within or close to settlement boundaries. Retaining employment opportunities in these locations can reduce the need to travel to work, and support walking and cycling options
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	?	Depends whether sites are located in flood risk areas or not
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+++	Many employment sites and premises which may experience pressure for change of use are located within or close to settlement boundaries. Retaining employment opportunities in these locations can reduce the need to travel to work, and support walking and cycling options
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	+++	Existing employment sites are a key form of land supply, providing a range of sites in accessible location
7.2 Investment	++	The policy will help to ensure a suitable supply of land to underpin economic growth and investment. However, the policy does allow some change of use as an exception, depending on circumstances. In addition, change of use is now permitted under the Town and Country Planning General Permitted Development Order for change of use in some cases from offices to residential.
7.3 Local economy	++	The policy will help to ensure a suitable supply of land to underpin economic growth and investment. However, the policy does allow some change of use as an exception, depending on circumstances. In addition, change of use is now permitted under the Town and Country Planning General Permitted Development Order for change of use in some cases from offices to residential.
SUMMARY		
The policy will help to deliver economic benefits, by securing a suitable supply of land to underpin economic growth and investment. Retention is particularly important in the short to medium term, prior to delivery of new employment allocations – and whilst the market is reluctant to invest in larger scale new build schemes. The policy allows some flexibility to account for circumstances where there is lack of financial viability or environmental problems – thereby not holding back change of use unnecessarily. The policy also recognises change in the General Development Order 2013 which allows permitted change of use in some cases from offices to residential use.		

Policy EMP 2: Extensions to existing businesses in the countryside

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Extensions to existing businesses will frequently take place on brownfield sites
1.2 Energy use	-	The re-use of sites will involve less use of resources and energy
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	?	Will vary on a site by site basis
2.2 Biodiversity	?	Will vary on a site by site basis
2.3 Access to wildlife	?	Will vary on a site by site basis
3.1 Historical assets	~	No direct or indirect impacts identified
3.2 Landscape and townscape character	+	Extensions are likely to have less visual and landscape impact than development on a new site in a rural area
3.3 Design and layout	?	Will vary on a site by site basis
4.1 Pollutants	-	Additional development in the countryside will do little to reduce the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	~	No direct or indirect impacts identified
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	+	The policy will encourage business development and enhance the local economy, and provide local employment opportunities
7.2 Investment	~	No direct or indirect impacts identified
7.3 Local economy	+++	The policy will encourage business development and enhance the local economy

SUMMARY

The expansion of business in the countryside will bring economic benefits, allowing existing businesses to avoid the costs of re-location and increasing the range of employment opportunities for local people. However, additional development in the countryside will do little to reduce the need to travel, and could result in greater use of non-renewable resources and emissions of greenhouse gases and contribute to climate change. The adverse effects and the beneficial effects are likely to increase in the long term as more development comes forward.

Policy EMP 3: New employment development in the countryside		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	May involve development on Greenfield sites
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	Impact will vary on a site by site basis
2.3 Access to wildlife	?	Impact will vary on a site by site basis
3.1 Historical assets	?	Impact will vary on a site by site basis
3.2 Landscape / townscape character	?	Impact will vary on a site by site basis
3.3 Design and layout	?	Impact will vary on a site by site basis
4.1 Pollutants	+	Restricting new built development to sites closer to settlements should help to reduce the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+	Restricting new built development to sites closer to settlements should reduce the need to travel to work and other services, and enable access by foot or bike
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	++	Will provide accessible job opportunities and encourage business development. However, policy recognises the extensive new permitted development rights for change of use, as permitted by the Town and Country General Permitted Development Orders 2013 and 2014.
7.2 Investment	~	No direct or indirect impacts identified
7.3 Local economy	++	Will encourage business development and support the rural economy. However, policy recognises the extensive new permitted development rights for change of use, as permitted by the Town and Country General Permitted Development Orders 2013 and 2014.
SUMMARY		
<p>The policy provides flexibility for local businesses to locate on small new sites on the edge of settlements, rather than on allocation sites or business parks, or on sites involving the re-use of existing rural buildings. It recognises the constraints in local supply, and seeks to provide benefits to the local rural economy. By restricting new build opportunities to small-scale and close to settlements, the policy also limits the environmental impact of the policy, and ensures that sites are close to where people live and offer opportunities to access via foot and bike. The benefits of the policy are likely to be particularly important in the short term to medium term, prior to delivery of new employment allocations – and whilst the market is reluctant to invest in larger scale new build. However, a significantly strong benefit score is not achieved in the context of the extensive permitted development rights that now exist for change of use of agricultural buildings, as permitted by the Town and Country General Permitted Development Orders 2013 and 2014.</p>		

Policy EMP 4: Re-use and replacement of existing buildings in the countryside

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Supports the re-use of previously used land
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	No direct or indirect impacts identified
2.3 Access to wildlife	?	No direct or indirect impacts identified
3.1 Historical assets	+?	May help to preserve and enhance existing rural buildings of historical merit
3.2 Landscape / townscape character	++?	May help to preserve and enhance building of visual or architectural merit
3.3 Design and layout	?	No direct or indirect impacts identified
4.1 Pollutants	-	Allowing development in rural areas will increase the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	-	Some rural buildings in the district are located in fenland areas of medium to high flood risk
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	-	Allowing development in the countryside means that access may sometimes be poor
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	-	Allowing development in rural areas means access may sometimes be poor
7.2 Investment	++	Will support investment in rural areas and potentially facilitate the re-use of attractive buildings for community or other purposes
7.3 Local economy	++	Will support business development and the rural economy

SUMMARY

The policy should deliver economic benefits, helping to support rural businesses and the rural economy – as well as, in some cases, helping to protect and enhance buildings of historical, architectural and visual merit. The policy is likely to have great importance in the short term, providing an available supply of small buildings suitable for conversion, prior to the strategic employment allocations coming forward.

Policy EMP 5: Equine development

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	No direct or indirect impacts identified
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
2.2 Biodiversity	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
2.3 Access to wildlife	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
3.1 Historical assets	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
3.2 Landscape / townscape character	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
3.3 Design and layout	?	Will vary on a site by site basis, but any adverse impact should be limited by the policy criteria
4.1 Pollutants	~	No direct or indirect impacts identified
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	+	Will provide opportunities for exercise and recreation
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+	Will provide additional opportunities for leisure
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	++	Will encourage business development and support the rural economy
7.2 Investment	~	No direct or indirect impacts identified
7.3 Local economy	++	Will encourage business development and support the rural economy

SUMMARY

The policy allows the development of equine facilities and businesses in the countryside, and thereby supports local businesses and the rural economy. It also seeks to limit any adverse environmental or amenity impacts of such development, through a series of detailed criteria. No temporal differences are identified. The policy will also help to promote health and provide additional facilities for leisure and recreation.

Policy EMP 6: Development affecting the horse racing industry		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	No direct or indirect impacts identified
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	~	No direct or indirect impacts identified
2.3 Access to wildlife	~	No direct or indirect impacts identified
3.1 Historical assets	~	No direct or indirect impacts identified
3.2 Landscape / townscape character	~	No direct or indirect impacts identified
3.3 Design and layout	~	No direct or indirect impacts identified
4.1 Pollutants	~	No direct or indirect impacts identified
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	~	No direct or indirect impacts identified
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	++	The policy will help to protect the important racing industry around Newmarket and support the rural economy
7.2 Investment	++	The policy will help to support the retention of skilled employees and continued training opportunities in the district, to support this key employment cluster
7.3 Local economy	+++	The policy will help to protect and support the important racing industry around Newmarket, and enhance competitiveness
SUMMARY		
The policy will deliver economic benefits for the area, by helping to prevent inappropriate development which affects the horse racing industry and protecting the quality and competitiveness of the sector. Its importance to the Newmarket area is highly significant.		

Policy EMP 7: Tourist facilities and visitor attractions

SA Objective	Impact	Commentary
1.1 Undeveloped land	?	The effect of the policy on this objective is unknown.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	?	The effect of the policy on this objective is unknown.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	Potential pressures on wildlife and habitat interests from the replacement of and change of use of existing rural buildings.
2.3 Access to wildlife	?	The effect of the policy on this objective is unknown.
3.1 Historical assets	?	The effect of the policy on this objective is unknown.
3.2 Landscape / townscape character	?	The effect of the policy on this objective is unknown.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	-	Development of facilities in the countryside could encourage car travel, and therefore increasing the use of non-renewable resources and the emission of greenhouse gases
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	-	Development of facilities in the countryside could encourage car travel, and therefore increasing the use of non-renewable resources and the emission of greenhouse gases
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	?	The effect of the policy on this objective is unknown.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	+	Social benefits for local people, from additional recreational facilities in the community
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	++	This policy is likely to support the provision of holiday accommodation, which will provide the infrastructure for the growth of the tourism industry.

SUMMARY

Permitting the development of new tourist facilities in the countryside where there are reasons to justify a rural location should bring economic benefits and provide additional local jobs. There are also likely to be social benefits for local people, from additional recreational facilities in the community. In relation to environmental impacts, the policy seeks to prevent schemes where there would be adverse impacts on wildlife or character, and therefore these objectives have positive scores. However, the development of facilities in the countryside could have some adverse environmental effects, by encouraging car travel, and therefore increasing the use of non-renewable resources and the emission of greenhouse gases. The adverse effects and the beneficial effects are likely to increase in the long term as more development comes forward. New or expanded tourist facilities in the countryside could also lead to development proposals for additional on-site tourist accommodation. Whilst new accommodation could bring benefits to the local economy, in remote countryside locations this could result in adverse environmental impacts in terms of increased car travel, pollution and emissions of greenhouse gases, and potential adverse impacts on the character and appearance of the countryside. The policy relating to tourist accommodation should seek to address these issues.

Policy EMP 8: Tourist accommodation

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Development of new holiday accommodation will be directed towards town centres, protecting rural sites, which are more sensitive landscape areas.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	Potential pressures on wildlife and habitat interests from the replacement of and change of use of existing rural buildings.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	+	Development of new holiday accommodation will be directed towards town centres, protecting rural sites, which are more sensitive landscape areas.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	+	Development of new holiday accommodation will be directed towards town centres, which are sustainable locations.
5.1 Health	+	Development of new holiday accommodation will be directed towards town centres, which are accessible by walking and cycling.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+	Development of new holiday accommodation will be directed towards town centres, which are accessible locations.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Will encourage business development
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	This policy is likely to support the provision of holiday accommodation, which will provide the infrastructure for the growth of the tourism industry.

SUMMARY

The policy would guide most development to locations within the towns where attractions and facilities are concentrated and where there are more opportunities for travel other than by car. It would restrict the development of new build holiday accommodation in the countryside, thus minimising the impact on landscape, biodiversity and geodiversity, soil and water (by protecting productive agricultural land) and reducing climate change mitigation and vulnerability (by reducing emissions of greenhouse gases from transport sources and reducing vulnerability to flooding, coastal change and sea level rise). The impact upon the economy is considered to be positive, as this policy approach is likely to increase economic activity in the tourism industry.

Policy EMP 9: Holiday and seasonal occupancy conditions

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	+	Seasonal conditions may help to protect nature sites
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	~	There are no direct and indirect implications.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Will help to ensure retention of holiday accommodation for that purpose, and protect the tourist economy
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	Will help to ensure retention of holiday accommodation for that purpose, and protect the tourist economy

SUMMARY

This policy should bring benefits to the local economy by ensuring that unserviced holiday accommodation is available for short lets, as this brings in additional money to the local economy and creates extra jobs. The policy should also benefit the environment in certain circumstances, for example where seasonal occupation is necessary to protect vulnerable wildlife habitats. The adverse effects and the beneficial effects are likely to increase in the long term as more development comes forward. Seasonal occupancy means profits from businesses and job at the accommodation are not available year round. This could have adverse effects on the businesses running the accommodation, and has financial implications for workers.

Policy EMP 9: Equine development

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	New development in rural areas may result in the loss of productive agricultural land.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	?	The effect of the policy on this objective is unknown.
2.2 Biodiversity	?	The effect of the policy on this objective is unknown.
2.3 Access to wildlife	?	The effect of the policy on this objective is unknown.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	-	Potential for new buildings to impact on the landscape and townscape.
3.3 Design and layout	-	Potential for new buildings to impact on the landscape and townscape.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	?	The effect of the policy on this objective is unknown.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	?	The effect of the policy on this objective is unknown.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The growth of equestrian industry, which will create employment opportunities.
7.2 Investment	?	The effect of the policy on this objective is unknown.
7.3 Local economy	++	The growth of equestrian industry, which will create employment opportunities.

SUMMARY

Equestrian development plays an important part of the local rural economy, and warrants a separate policy to guide proposals. This policy permits equestrian related development within the countryside, providing that it is well integrated with the local landscape, through appropriate location, scale, design and materials. Commercial or large domestic developments are also required to demonstrate that they do not result in an unacceptable increase in traffic.

Policy ENV 1: Landscape and settlement character		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+++	The policy seeks to conserve the natural landscape of the District and in doing so will protect open land and agricultural holdings from inappropriate and unnecessary development. It encourages land to be used efficiently. Benefits will be felt in the short, medium and long term as development is directed to the most appropriate sites, especially previously developed land. The policy seeks to enhance the undeveloped landscape of the District as well as protecting it from development. The policy requires that where harm might be unavoidable compensatory measures will be required.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	+	The policy helps to protect open free-draining land and water courses and hence helps to conserve ground water resources. The benefits will be felt in the medium and long term as development is directed to areas where water resources are less affected.
2.1 Nature sites and species	++	The policy specifically seeks to protect features such as watercourses, characteristic vegetation, individual and woodland trees, and their function as ecological corridors for wildlife dispersal. The benefits will be felt in the short, medium and long term as development is directed to areas where biodiversity is less affected.
2.2 Biodiversity	+	The policy specifically seeks to protect features, such as watercourses, characteristic vegetation, individual and woodland trees, and their function as ecological corridors for wildlife dispersal. There is no direct focus on specific habitat and species. The benefits will be felt in the short, medium and long term as development is directed to areas where biodiversity is less affected.
2.3 Access to wildlife	++	The policy seeks to conserve the natural landscape of the District and promote public amenity and access. The wider the area that is protected the greater will be the opportunities for people to enjoy biodiversity. The benefits will be felt in the short, medium and long term as development is directed to the most appropriate sites, and biodiversity within the landscape is both protected and enhanced
3.1 Historical assets	++	The policy specifically seeks to protect historic and traditional landscape features, the settings of settlements and skyline features. The quintessential views of Ely Cathedral and the setting of Ely are specifically highlighted. The benefits will be felt in the short, medium and long term as development is directed away from sensitive areas and is designed to respond to settings and other features
3.2 Landscape and townscape character	++	The policy specifically seeks to protect and where possible enhance historic and traditional landscape features, the settings of settlements and skyline features. The quintessential views of Ely Cathedral and the setting of Ely are specifically highlighted. The amenity of the open landscape, by day and night will also be protected and enhanced. The policy has limited applicability to towns The benefits will be felt in the short, medium and long term as development is directed away from sensitive areas and is designed to respond to settings and other features
3.3 Design and layout	++	The policy seeks to protect natural and manmade features in the landscape. This will improve the quality of the environment and overall make the District a more attractive place in which to live. Where this affects the edges of villages and towns the quality of neighborhoods will be improved. Respecting the landscape and setting will lead to a more sensitive and creative approach to design overall. The benefits will be felt in the short, medium and long term as development is directed away from sensitive areas and is designed to respond to settings and other features the retention of which will enhance the quality of life for people.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	++	The policy helps to protect open free-draining land and water courses and hence helps to conserve ground water resources. The protection of a natural landscape with trees and hedges helps to improve water retention and moderate run off during rainy periods. The benefits will be felt in the medium and long term as these qualities are retained.
5.1 Health	++	The policy seeks to protect and enhance the open landscape, including its unspoilt tranquillity, public amenity and access and its nocturnal character. It is widely accepted that these factors are beneficial to human health. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced.
5.2 Crime	~	There are no direct and indirect implications.

Policy ENV 1: Landscape and settlement character		
SA Objective	Impact	Commentary
5.3 Open space	++	The policy seeks to protect and enhance the open landscape, including its unspoilt tranquillity, public amenity and access and its nocturnal character. The impact of the policy is qualitative rather than quantitative. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced.
6.1 Accessibility	+	The policy seeks to protect and enhance the open landscape, including its unspoilt tranquillity, public amenity and access and its nocturnal character. This has the potential to improve leisure opportunities. The benefits will be felt in the medium and long term as these qualities are retained and enhanced through development.
6.2 Inequalities	+	The policy seeks to protect and enhance the open landscape, including its unspoilt tranquillity, public amenity and access and its nocturnal character. Insofar as this is effective across the District all communities will benefit and this may help to reduce inequalities. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced through development.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to protect natural and manmade features in the landscape. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	~	The policy seeks to protect natural and manmade features in the landscape. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	++	The policy seeks to protect natural and manmade features in the landscape. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<u>SUMMARY</u>		
The policy will achieve a wide range of benefits because of the importance of landscape and settlement character to the future of the District. The strongest benefits are in the areas related to the environment. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on open space, resource use, the natural environment and place making. It will also support policies aimed directly at health, equalities and the economy. The benefits will be felt in the short term where the policy protects landscape and character assets and influences the planning and design of future development. Medium and long-term benefits will be realised as development proceeds and is brought into use.		

Policy ENV 2: Design		
SA Objective	Impact	Commentary
1.1 Undeveloped land	++	In that the policy seeks: to make efficient use of land; and avoid uncoordinated piecemeal development it contributes to achieving this objective. The effect of this detailed policy will be reinforced by working with other policies, e.g. Policy xx. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
1.2 Energy use	+++	The policy requires development to incorporate the sustainable construction principles and methods contained in Policy xx. These policies will work together to achieve the objective. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
1.3 Water consumption	++	The policy requires development to incorporate the sustainable construction principles and methods contained in Policy xx. These policies will work together to achieve the objective. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
2.1 Nature sites and species	+	The policy does not address this directly, but the requirement for developers to submit development briefs, master plans and design codes will help to ensure that sensitive site are addressed at an early stage in the development process. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
2.2 Biodiversity	+	The policy does not address this directly, but the requirement for developers to submit development briefs, master plans and design codes will help to ensure that sensitive site are addressed at an early stage in the development process. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
2.3 Access to wildlife	+	The policy does not address this directly, but the requirement for developers to submit development briefs, master plans and design codes will help to ensure that sensitive site are addressed at an early stage in the development process. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
3.1 Historical assets	+++	The policy requires attention to be paid to: landscape; urban and village character; building sympathetically to the surrounding area; and protection of views. The requirement for developers to submit development briefs, masterplans and design codes will help to ensure that sensitive site are addressed at an early stage in the development process. The effect of this policy will be reinforces by working with Policy xx and conservation policies. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
3.2 Landscape and townscape character	+++	The policy requires attention to be paid to: landscape; urban and village character; building sympathetically to the surrounding area; and protection of views. The requirement for developers to submit development briefs, master plans and design codes will help to ensure that sensitive site are addressed at an early stage in the development process. The effect of this policy will be reinforces by working with Policy xx and conservation policies. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
3.3 Design and layout	+++	The policy focuses directly on design in all its aspects, including location, use, overall character, layout, access and materials. Its aim is to require the creation of good physical places. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
4.1 Pollutants	++	The policy requires development to incorporate the sustainable construction principles and methods contained in Policy xx. These policies will work together to achieve the objective. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
4.2 Waste production	+	The policy requires development to consider how waste management will be dealt with and encourages innovative solutions to minimising and handing waste and recycling on development sites. The policy will work with Policy xx to help meet the objective. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
4.3 Climate change	+	The policy requires development to incorporate the sustainable construction principles and methods contained in Policy xx. These policies will work together to achieve the objective. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.

Policy ENV 2: Design		
SA Objective	Impact	Commentary
5.1 Health	++	The policy seeks to create high quality environments for living, working and playing. It is widely accepted that these factors are beneficial to health. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
5.2 Crime	++	The overall thrust of the policy is to create high quality places that contribute to the development of sustainable communities, where people can live in greater harmony and with a greater sense of belonging. This contributes to community safety. The policy also specifically requires development to address crime prevention and community safety. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
5.3 Open space	++	The policy requires development to: provide public spaces; enhance the public realm; retain nature features; and protect rights of way. Development briefs and master plans will help to ensure that open space issues are taken into account at the outset. In the short term access to open space should be protected; in the medium to longer term additional open space should become available as development proceeds.
6.1 Accessibility	++	The policy will improve access to outdoor leisure, see 5.3. The policy also requires that designs address transport and access for all modes. The benefits will be felt in the short, medium and long term as development is planned, completed and used throughout its life.
6.2 Inequalities	+	The policy seeks to promote the development of high quality buildings and places. Insofar as this is effective across the District all communities will benefit and this may help to reduce inequalities. The requirement to ensure that development is accessible to all, including the elderly and those with impaired mobility, and consider the life time use of developments, especially housing, will help to address inequalities. The benefit will be felt in the short, medium and long term as development is planned, completed and used throughout its life
6.3 Housing need	~	There are no direct and indirect.
6.4 Community involvement	+	Consultation on the design of development and general public debates on design and quality will contribute to this objective. The benefits will be felt in the short, medium and long term as the Plan is debated and new development comes forward.
7.1 Access to work	+	The policy seeks to create high quality developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to create high quality developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to create high quality developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<u>SUMMARY</u>		
<p>The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of high quality design to the future of the District. Generally the effects are strongly positive, with the greatest benefits in the areas related to the environment. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation, especially as it is somewhat specific in its focus. This policy will complement and reinforce other policies on open space, the natural environment, resource use, climate change and place making to create successful communities. It will also support policies aimed directly at improving health, equalities and the economy. The benefits will be felt in the short term where the policy protects important character assets and influences the planning and design of future development. The stronger benefits should be felt in the medium and long term as development proceeds and is brought into use.</p>		

Policy ENV 3: Shopfronts and advertisements		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	+	Policies on sustainable construction will apply which may affect matters such as glazing. This is referenced in the SPD. The policy will have medium and long-term effects.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	+	The policy requires work to respect the surrounding environment and will work in tandem with the requirements of the policy on design The policy will have short, medium and long-term effects.
3.2 Landscape and townscape character	+	The policy requires work to respect the surrounding environment and will work in tandem with the requirements of the policy on design The policy will have short, medium and long-term effects.
3.3 Design and layout	+	The policy requires work to respect the surrounding environment and contribute to the quality on the place; and will work in tandem with the requirements of the policy on design The policy will have short, medium and long-term effects.
4.1 Pollutants	+	Policies on sustainable construction will apply, which may affect matters such as glazing. This is referenced in the SPD. The policy will have medium and long-term effects.
4.2 Waste production	+	The policy requires work to respect the surrounding environment and will work in tandem with the requirements of the design policy The policy will have medium and long-term effects.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	+	The policy will help to maintain and create attractive village and town centres. This will contribute to the development of communities where people can live in greater harmony and with a greater sense of belonging. This contributes to community safety. The policy will have medium and long-term effects.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+	The policy will help to maintain and create attractive village and town centres. The benefit will be felt in the medium and long term as development is planned, completed and used throughout its life.
6.2 Inequalities	+	The policy requires work to comply with the 2010 SPD. The SPD sets standards for access by all (section 3.3). This will help to reduce inequalities. The benefit will be felt in the medium and long term as development is planned, completed and used throughout its life.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to create high quality development. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development in town and village centres. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	~	No direct or indirect implications
7.3 Local economy	+	The policy seeks to create high quality developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.

Policy ENV 3: Shopfronts and advertisements

SA Objective	Impact	Commentary
<p><u>SUMMARY</u> The policy will achieve benefits across a range the topics in the sustainability appraisal because of the importance of high quality design to the future of the District. Generally the effects are modest given the very specific focus of the policy. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation, especially as it is very specific in its focus. This policy will complement and reinforce other design and environmental policies. Through its emphasis on quality, the policy will work positively with other policies to promote town and village centre viability. The benefits will be felt in the short term where the policy protects important character assets and influences the planning and design of future development. Benefits should be felt in the medium and long term as development proceeds and is brought into use.</p>		

Policy ENV 4: Energy efficiency and renewable energy in construction		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	+++	The policy requires most development to aim for zero carbon and minimize resource use. It specifically seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce energy use and CO2 emissions. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
1.3 Water consumption	+++	The policy requires most development to aim to minimize resource use. It specifically seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce water consumption. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
2.1 Nature sites and species	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards for the ecological impact of development. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
2.2 Biodiversity	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards for the ecological impact of development. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
2.3 Access to wildlife	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards for the ecological impact of development. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
3.1 Historical assets	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes, which is a general programme for improvement. However, the policy requires applicants and the planning authority to negotiate appropriate solutions for historic buildings and Conservation Areas. Sensitive application of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
3.2 Landscape / townscape character	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes, which is a general programme for improvement. However, the policy requires applicants and the planning authority to negotiate appropriate solutions for historic buildings and Conservation Areas. Sensitive application of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
3.3 Design and layout	~	There are no direct and indirect implications.

Policy ENV 4: Energy efficiency and renewable energy in construction		
SA Objective	Impact	Commentary
4.1 Pollutants	++	The policy requires most development to aim for zero carbon and minimize resource use. It specifically seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce CO2 and NOx emissions and pollution. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
4.2 Waste production	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce waste and encourage recycling. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
4.3 Climate change	+++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce run-off and flood risk. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.1 Health	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to enhance health and well-being through good daylighting, sound insulation, providing private space and building lifetime homes. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.2 Crime	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code awards point for development that complies with Secured by Design principles. Sensitive enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to meet the needs of vulnerable groups through building lifetime homes. Effective enforcement of the policy will contribute towards achieving the objective by meeting the needs of elderly people and people with disabilities. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The standards are very wide ranging in their scope and implemented effectively have the potential to improve not only the quality of housing in the District, but also the overall quality of life and the environment. This will improve the area as somewhere to live, work and invest. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.

Policy ENV 4: Energy efficiency and renewable energy in construction

SA Objective	Impact	Commentary
7.3 Local economy	~	There are no direct and indirect implications.

SUMMARY
 The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of achieving greater sustainability to the future of the District. Generally the effects are strongly positive/positive, with greatest benefits in the areas related to the environment and resource use. However, the impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on design, resource use and climate change aimed at making the District more sustainable. It will also support policies aimed directly at improving health, equalities and the economy. The stronger benefits should be felt in the medium and long term as development proceeds and is brought into use. There may be benefits in the short term as the requirements of the policy influence the way developers conceive and bring forward proposals.

Policy ENV 5: Carbon offsetting		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	++	A number of other policies in the Plan aim to drive down energy use and reduce carbon emissions, through both the location and form of development and energy efficiency and the use of renewable resources. This policy requires development to address how the carbon reduction can be achieved by on site measures. However, it is pragmatic in recognising that this may not always be achievable and proposes cooperative, Countywide, mechanism for achieving this. The benefit will be felt in the medium to long term as development is planned and implemented.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	~	There are no direct and indirect implications.
4.1 Pollutants	+++	A number of other policies in the Plan aim to drive down energy use and reduce carbon emissions, through both the location and form of development and energy efficiency and the use of renewable resources. This policy requires development to address how the carbon reduction can be achieved by on site measures. However, it is pragmatic in recognizing that this may not always be achievable and proposes cooperative, Countywide, mechanism for achieving this. The benefit will be felt in the medium to long term as development is planned and implemented.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	This policy requires development to address how the carbon reduction can be achieved by on site measures. However, it is pragmatic in recognizing that this may not always be achievable and proposes cooperative, Countywide, mechanism for achieving this. This makes it a less onerous requirement than the onsite requirements imposed elsewhere. The effect may be to make the District more competitive in attracting investment. The benefit will be felt in the medium to long term as development is planned and implemented.

Policy ENV 5: Carbon offsetting

SA Objective	Impact	Commentary
<p><u>SUMMARY</u> The policy will achieve significant benefits on the use of non-renewable resources and the reduction of emissions, but there are no significant impacts across most of the topics of the sustainability appraisal. No negative impacts have been identified, though it may be argued that the requirement is a burden on development. However, the requirements of the policy are less onerous than similar policies elsewhere, e.g. specific targets for carbon reduction that must be met on site, and objective 7.3 has been given a small positive score. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on resource use and carbon reduction. Medium and long-term benefits will be realised as development proceeds and is brought into use.</p>		

Policy ENV 6: Renewable energy developments

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	+++	Will help to promote and increase the use of renewable energy, and reduce energy consumption
1.3 Water consumption	+++	Will help to promote and increase the use of renewable energy, and reduce energy consumption
2.1 Nature sites and species	~	The policy seeks to ensure that the impact on nature sites and species is minimised.
2.2 Biodiversity	~	The policy seeks to ensure that the impact on biodiversity is minimised.
2.3 Access to wildlife	~	There are no direct or indirect implications
3.1 Historical assets	~	The policy seeks to ensure that the impact on historical assets is minimised.
3.2 Landscape and townscape character	?	The policy seeks to ensure that the impact on landscape and character is minimised as far as possible.
3.3 Design and layout	+	The policy seeks to minimise adverse impacts of a scheme on the local environment, thereby requiring careful design and layout.
4.1 Pollutants	+++	Will help to promote and increase the use of renewable energy, and reduce emissions
4.2 Waste production	?	The effect of the policy on this objective is unknown.
4.3 Climate change	++	Will aid resilience against climate change
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	?	The effect of the policy on this objective is unknown.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Will lead to new investment in renewable energy infrastructure and technology
7.2 Investment	+	Will lead to new investment in renewable energy infrastructure and technology
7.3 Local economy	+	Could help to make the local economy more resilient.

SUMMARY

This policy incorporates sustainable design features into proposals, thereby reducing negative environmental and social impacts. The policy requires applicants to demonstrate that developments are energy and water efficient and resilient to climate change.

Policy ENV 7: Biodiversity and geology		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy seeks to protect natural sites of biodiversity and geological interest. In as much as these are largely undeveloped it will contribute to achieving the objective. This policy reinforces other policies that seek to protect undeveloped land from inappropriate development. The benefits will be felt in the short, medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	+	The policy helps to protect open free draining land and watercourses and hence helps to conserve ground water resources. The benefits will be felt in the short, medium and long term as sites are protected and development is directed to areas where water resources are less affected.
2.1 Nature sites and species	+++	The protection of sites and species in the primary intention of this policy and development will not be allowed where it is in conflict with this objective. The policy is reinforced by other policies seeking to protect open space and landscape. The benefits will be felt in the short, medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
2.2 Biodiversity	+++	The protection of sites and species in the primary intention of this policy and development will not be allowed where it is in conflict with this objective. The policy also seeks opportunities for habitat creation and enhancement, which will achieve the objective of increasing biodiversity. The policy is reinforced by other policies seeking to protect open space and landscape. The benefits will be felt in the short, medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
2.3 Access to wildlife	++	The policy seeks to conserve the natural habitats and species in the District. The wider the area that is protected the greater will be the opportunities for people to enjoy biodiversity. The benefits will be felt in the short medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, and biodiversity within the landscape is both protected and enhanced
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	+	The policy will help to retain and enhance environmental features and protect/create attractive landscape character.
3.3 Design & layout	+	Retention of environmental features will help create places that work well and are attractive
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	++	The policy helps to protect open free draining land and watercourses and hence helps to conserve ground water resources. The protection of a natural landscape with trees and hedges helps to improve water retention and moderate run off during rainy periods. The benefits will be felt in the short, medium and long term as these qualities are retained.
5.1 Health	++	The policy seeks to protect and enhance biodiversity. It is widely accepted that access to nature is beneficial to human health. The policy will work positively with other policies to improve the environment. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+	The policy seeks to protect biodiversity, which very often is associated with publicly accessible open space. The impact of the policy is qualitative rather than quantitative. The policy will work positively with other policies to improve open space provision. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced.

Policy ENV 7: Biodiversity and geology		
SA Objective	Impact	Commentary
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	+	The policy seeks to protect and enhance biodiversity. Insofar as this is effective across the District all communities will benefit and this may help to reduce inequalities. The policy will work positively with other policies to tackle inequalities. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest, e.g. in tourism. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<u>SUMMARY</u>		
The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of biodiversity to the future of the District. The strongest benefits are in the areas related to the environment. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on open space, resource use, the natural environment and place making. It will also support policies aimed directly at health, equalities and the economy. The benefits will be felt in the short term where the policy protects biodiversity and influences the planning and design of future development. Medium and long term benefits will be realised as development proceeds and is brought into use.		

Policy ENV 8: Flood risk		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	+	The principal aim of the policy is to reduce flood risk. However, it also aims to promote a more sustainable approach to surface water management, especially through SUDS and through this supports natural processes and storage systems. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
2.1 Nature sites and species	+	The principal aim of the policy is to reduce flood risk. However, it also aims to promote a more sustainable approach to surface water management, especially through SUDS and through this supports natural processes and storage systems. Much of the biodiversity within the District depends on wetland habitats and will benefit from the effective implementation of this policy. Many of these sites are also key wildlife sites. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
2.2 Biodiversity	+	The principal aim of the policy is to reduce flood risk. However, it also aims to promote a more sustainable approach to surface water management, especially through SUDS and through this supports natural processes and storage systems. Much of the biodiversity within the District depends on wetland habitats and will benefit from the effective implementation of this policy. Many of these sites are also key wildlife sites. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
2.3 Access to wildlife	++	The principal aim of the policy is to reduce flood risk. However, it also aims to promote a more sustainable approach to surface water management, which affects wildlife sites, and especially through SUDS. SUDS have the potential to support and encourage biodiversity and will be very often associated with residential development The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	+	Through SuDs, the policy could create areas which add to the open character of a locality
3.3 Design and layout	+	Through SUDS, the policy could create areas which are attractive and work well
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	+++	The policy specifically requires development to take a risk based approach to proposals to build on land in the District and development will not be permitted in high risk areas. Where development is permitted measure for dealing with drainage and run off must meet agreed standards and the use of SUDS will be required, where possible. The approach involves both adaptation and mitigation in response to the effect of climate change on flooding. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is directed to the most appropriate sites offering the lowest risk.
5.1 Health	+	The policy specifically requires development to take a risk based approach to proposals to build on land in the District and development will not be permitted in high risk areas. This will reduce the risk to life from folding and reduce the stress resulting from a fear of flooding. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is directed to the most appropriate sites offering the lowest risk.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.

Policy ENV 8: Flood risk		
SA Objective	Impact	Commentary
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	–	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+	The policy specifically requires development to take a risk based approach to proposals to build on land in the District and development will not be permitted in high risk areas. People will be more inclined to invest in an area where risks are low. The policy directly encourages investment in drainage infrastructure. The benefits will be felt in the medium and long term as development proposal are prepared and development is directed to the most appropriate sites offering the lowest risk.
7.3 Local economy	+	The policy specifically requires development to take a risk based approach to proposals to build on land in the District and development will not be permitted in high risk areas. People will be more inclined to invest in an area where risks are low. The policy directly encourages investment in drainage infrastructure. The benefits will be felt in the medium and long term as development proposal are prepared and development is directed to the most appropriate sites offering the lowest risk.
<u>SUMMARY</u>		
The policy will achieve important benefits across the topics of the sustainability appraisal dealing with climate change and flood risk because of the significance of these issues given the low lying character of much of the District. There are lesser benefits to biodiversity and the economy. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on design, sustainable construction, open space, resource use and the natural environment. It will also support policies aimed directly at health and the economy. The benefits will be felt in the short term where the policy influences the planning and design of future development. Medium and long term benefits will be realised as development proceeds and is brought into use.		

Policy ENV 9: Pollution		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites & species	+	The policy seeks to restrict development that may have an adverse impact on natural environments. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
2.2 Biodiversity	+	The policy seeks to restrict development that may have an adverse impact on natural environments. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	+	The policy seeks to control light pollution resulting from development, which will help to maintain the character of landscape and townscapes. The benefits will be felt in the short, medium and long term as development proposal are prepared and development is implemented sustainably.
3.3 Design and layout	+	The policy will create quality development which works well and are attractive places to live
4.1 Pollutants	+++	A main thrust of this policy is to reduce all forms of emissions and pollution arising from development and is a major contributor in the Plan to achieving this objective. The benefits will be felt in the medium and long term as development is implemented sustainably.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+++	The main thrusts of this policy are: to reduce all forms of emissions and pollution arising from development; and ensure that development does not proceed on unremediated contaminated land. As such it can play a major part in supporting a healthy environment for people in the District. The benefits will be felt in the medium and long term as development is implemented sustainably.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	-	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to minimise pollution from developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. The policy seeks to control new development where it may adversely affect the operations of existing businesses. This will support job creation. However, the policy: limits business development where the pollution effects are unacceptable; requires expensive remediation of contaminated land; and controls activities through conditions or S106 agreements. These factors may work against job creation. On balance the advantage is in favour of job creation. The policy will work positively with other policies to promote the local economy. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to minimize pollution from developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development and infrastructure investment.

Policy ENV 9: Pollution		
SA Objective	Impact	Commentary
7.3 Local economy	+	The policy seeks to minimize pollution from developments. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. The policy also seeks to control new development where it may adversely affect the operations of existing businesses. These factors will support job creation. However, the policy: limits business development where the pollution effects are unacceptable; require expensive remediation of contaminated land; and control activities through conditions or S106 agreements. These factors may work against job creation. On balance the advantage is in favour of job creation. The policy will work positively with other policies to promote the local economy. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<p><u>SUMMARY</u> The policy will achieve benefits across a number the topics of the sustainability appraisal because of the importance of controlling pollution to the future of the District. The strongest benefits are in the areas related to the environment and health. Negative impacts have been identified due to the possible cost of pollution control and the remediation of contamination on business and development. However, it is consider that this is outweighed by the medium and longer term benefits to businesses of managing pollution and creating a better environment. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on health, the location of development and the environment. It will also support policies aimed directly at the economy. The benefits will be felt in the short term where the policy influences the planning and design of future development. Medium and long term benefits will be realised as development proceeds and is brought into use.</p>		

Policy ENV 10: Green Belt		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+++	The policy seeks to conserve the undeveloped land of the Green Belt in part of the District and in doing so will protect open land and agricultural holdings from inappropriate and unnecessary development. In line with the general approach to Green Belts, some minor development will be allowed where it complements compatible activities or in exceptional circumstances meets exceptional needs. Where development is allowed its impacts will be remediated. The policy will work with other policies designed to protect the open landscape character of the area. The benefits will be felt in the short, medium and long term as the Green Belt is protected and development is directed to the most appropriate sites, especially previously developed land.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	+	The policy helps to protect open free draining land and water courses and hence helps to conserve ground water resources. The benefits will be felt in the short, medium and long term as development is directed to areas where water resources are less affected.
2.1 Nature sites and species	+	The policy specifically seeks to protect open countryside, which is important for biodiversity. The benefits will be felt in the short, medium and long term as development is directed to areas where biodiversity is less affected.
2.2 Biodiversity	+	The policy specifically seeks to protect open countryside, which is important for biodiversity. The benefits will be felt in the short, medium and long term as development is directed to areas where biodiversity is less affected.
2.3 Access to wildlife	+	The policy specifically seeks to protect open countryside, which is important for biodiversity. The benefits will be felt in the short, medium and long term as development is directed to areas where biodiversity is less affected.
3.1 Historical assets	++	One of the purposes of the Green Belt is to protect the setting of Cambridge, it also protects the setting of several villages in the south east of the District. Where modest changes are proposed to allow necessary development, the settings will retain their integrity. The benefits will be felt in the short, medium and long term as the great majority of development is directed to areas outside the Green Belt.
3.2 Landscape / townscape character	++	The policy seeks to conserve the undeveloped land of the Green Belt of part of the District and in doing so will protect the distinctive landscape there. Where development is allowed its impacts will be remediated, through landscape schemes, for example. The benefits will be felt in the short, medium and long term as development is directed to the most appropriate sites, especially previously developed land.
3.3 Design and layout	+	One of the purposes of the policy is to protect the character of the landscape and villages in the south east of the District. Where modest changes are proposed to allow necessary development, the settings will retain their integrity. The benefits will be felt in the medium and long term as the great majority of development is directed to areas outside the Green Belt.
4.1 Pollutants	~	There are no direct and indirect implications
4.2 Waste production	~	There are no direct and indirect implications
4.3 Climate change	+	The policy helps to protect open free draining land and hence helps to conserve ground water resources. The protection of a natural landscape with trees and hedges helps to improve water retention and moderate run off during rainy periods. The benefits will be felt in the short, medium and long term as these qualities are retained.
5.1 Health	+	The policy seeks to protect and enhance the open landscape, while supporting its use for amenity and recreation. It is widely accepted that these factors are beneficial to human health. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+	The policy seeks to protect and enhance the open landscape, while supporting its use for amenity and recreation. The benefits will be felt in the medium and long term as these qualities are enhanced.
6.1 Accessibility	+	The policy seeks to protect and enhance the open landscape, while supporting its use for amenity and recreation. The benefits will be felt in the medium and long term as these qualities are enhanced.
6.2 Inequalities	~	There are no direct and indirect implications.

Policy ENV 10: Green Belt		
SA Objective	Impact	Commentary
6.3 Housing need	+	While the policy seeks to restrict development in the Green Belt, it makes an exception for affordable housing on a small scale where it meets other policy objective on the Local Plan. The benefits will be felt in the medium and long term as development is planned, designed and implemented.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	This policy helps to maintain a high quality envelopment, which has the potential to make the District more attractive for a wide range of investment. It supports some flexibility is the use of building in the Green Belt. However, the Green Belt policy is very restrictive on development not compatible with the purposes of the Green Belt. The overall effect on this objective is likely to be neutral. The effects of the policy will be felt in the short, medium and long term as development is planned, designed and implemented.
7.2 Investment	~	This policy helps to maintain a high quality envelopment, which has the potential to make the District more attractive for a wide range of investment. It supports some flexibility is the use of building in the Green Belt. However, the Green Belt policy is very restrictive on development not compatible with the purposes of the Green Belt. The overall effect on this objective is likely to be neutral. The effects of the policy will be felt in the short, medium and long term as development is planned, designed and implemented.
7.3 Local economy	~	This policy helps to maintain a high quality envelopment, which has the potential to make the District more attractive for a wide range of investment. It supports some flexibility is the use of building in the Green Belt. However, the Green Belt policy is very restrictive on development not compatible with the purposes of the Green Belt. The overall effect on this objective is likely to be neutral. The effects of the policy will be felt in the short, medium and long term as development is planned, designed and implemented.
<u>SUMMARY</u>		
<p>The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of landscape and settlement character to the future of the District. The strongest benefits are in the areas related to the environment. However, it must be recognised that the Green Belt affects only a very small part of the District. There are negative impacts in that the Green Belt restricts development severely. If this is balanced against the environmental benefits and the flexibility for development that is allowed the overall effect on competitiveness and vitality is likely to be neutral. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on land allocations, open space, resource use, the natural environment and place making. It will also support policies aimed directly at health, equalities and the economy. The benefits will be felt in the short term where the policy protects the character of the Green Belt. Medium and long term benefits will be realised as carefully controlled development proceeds and is brought into use.</p>		

Policy ENV 11: Conservation Areas		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy provides added protection to historical assets within Conservation Areas.
3.2 Landscape and townscape character	+++	The protection of heritage buildings that contribute to local character is likely to prevent the significant loss of townscape quality.
3.3 Design and layout	++	This policy ensures a high standard of design within Conservation Areas
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	?	The effect of the policy on this objective is unknown.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.
SUMMARY		
<p>This policy aims to preserve and enhance Conservation Areas within the district. Such heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations. This policy scores positively against enhancing landscape character and heritage assets. Local heritage and character is important for tourism – an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.</p>		

Policy ENV 12: Listed Buildings

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	+++	The policy provides added protection to Listed Buildings.
3.2 Landscape / townscape character	++	The protection of heritage buildings that contribute to local character is likely to prevent the significant loss of townscape quality.
3.3 Design and layout	+	Protecting heritage assets will contribute to a high quality environment
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	?	The effect of the policy on this objective is unknown.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

SUMMARY

This policy aims to preserve listed buildings within the district. Such heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations. This policy scores positively against enhancing landscape character and heritage assets. Local heritage and character is important for tourism – an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

Policy ENV 13: Locally Listed Buildings

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy provides added protection to locally Listed Buildings.
3.2 Landscape / townscape character	++	The protection of heritage buildings that contribute to local character is likely to prevent the significant loss of townscape quality.
3.3 Design and layout	+	Protecting heritage assets will contribute to a high quality environment
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	?	The effect of the policy on this objective is unknown.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

SUMMARY

This policy aims to preserve locally listed buildings within the district. Such heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations. This policy scores positively against enhancing landscape character and heritage assets. Local heritage and character is important for tourism – an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

Policy ENV 14: Sites of archaeological interest

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy provides added protection to archaeological remains.
3.2 Landscape / townscape character	+	The protection of archaeological remains that contribute to local character is likely to prevent the significant loss of townscape quality.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	?	The effect of the policy on this objective is unknown.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

SUMMARY

This policy aims to preserve archaeological remains within the district. Such heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations. This policy scores positively against enhancing landscape character and heritage assets. Local heritage and character is important for tourism – an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

Policy ENV 15: Historic parks and gardens

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy provides added protection to historic parks and gardens.
3.2 Landscape / townscape character	++	The protection of historic parks and gardens that contribute to local character is likely to prevent the significant loss of landscape quality.
3.3 Design and layout	~	There are no direct and indirect implications.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	?	The effect of the policy on this objective is unknown.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

SUMMARY

This policy aims to preserve or enhance the historic parks and gardens within the district. Such heritage assets are a vital element of the district's landscape, contributing towards the character of the area, and once lost are gone forever. This policy therefore aims to preserve these elements, to save them for the benefit of future generations. This policy scores positively against enhancing landscape character and heritage assets. Local heritage and character is important for tourism – an area that the district wishes to develop. The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.

Policy ENV 16: Enabling development		
SA Objective	Impact	Commentary
1.1 Undeveloped land	?	The effect of the policy on this objective is unknown.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy provides the scope to rescues at risk Listed Buildings.
3.2 Landscape / townscape character	+	The protection of heritage buildings that contribute to local character is likely to prevent the significant loss of townscape quality.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	?	The effect of the policy on this objective is unknown.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+	The protection of local heritage ensures this will have a positive effect on efforts to growth the local tourism industry.
SUMMARY		
<p>The enabling policy is essentially an 'exceptions' policy as it would permit development to take place that would otherwise not be in accordance with the development plan. Details would vary with each individual proposal. The uncertainty of the outcomes in respect of this policy reflects this variability. Work undertaken on conservation area appraisals, landscape character assessment and historic landscape characterisation will also provide more evidence on local character, cultural heritage and distinctiveness to inform decision making. The Historic Environment Record and the Buildings at Risk register could also provide evidence to help understand the impact of this policy. Synergistic effects may be realised where heritage assets brought back into use through this policy improve the local environment in association with other enhancement or regeneration measures or where additionality is achieved in terms of economic regeneration or community empowerment. Cumulative impacts may apply where a proposal affects a building that is part of a group of heritage structures which has already seen changes in character or ambience.</p>		

Policy COM 1: Location of retail and town centre uses

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Encouraging development towards existing town centres is likely to reduce the loss of productive agricultural land.
1.2 Energy use	+	Town centres are sustainable locations in terms of energy use
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	?	The effect of the policy on this objective is unknown.
2.2 Biodiversity	?	The effect of the policy on this objective is unknown.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	?	The effect of the policy on this objective is unknown.
3.2 Landscape / townscape character	?	The effect of the policy on this objective is unknown.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+	Supports the development of retail uses in town centre locations providing greater access these services and facilities by walking and cycling.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	++	Supports the development of retail uses in town centre locations providing greater access these services and facilities by sustainable transport methods.
6.2 Inequalities	+	Locating development in town centres improves accessibility
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Supports the development of retail uses in town centre locations providing greater access these services and facilities by sustainable means.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	++	Supports the development of retail uses in town centre locations, contributing to their vitality and viability.

SUMMARY

As with housing and employment growth, an increase in retail and other town centre uses is likely to have adverse environmental impacts in the form of additional emissions, resource usage, waste production, and water consumption. However, focusing retail, leisure and other community facilities in town centres and village centres will enhance people's access, reduce inequalities, enable community involvement and improve health by providing facilities within walking and cycling distance of more people. There will also be economic benefits to the local economy and in the form of additional local job opportunities. The adverse effects and the beneficial effects are likely to increase in the long term as additional economic development comes forward. Policies relating to sustainable design, construction and energy efficiency should help to reduce and mitigate against the adverse environmental impacts outlined above. There could be cumulative impacts with policies relating to housing and employment growth.

Policy COM 2: Retail uses in town centres

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Encouraging development towards existing town centres is likely to reduce the loss of productive agricultural land.
1.2 Energy use	+	Town centres are sustainable locations in terms of energy use
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	+	There are few nature sites and species in town centres
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	?	The effect of the policy on this objective is unknown.
3.2 Landscape / townscape character	?	The effect of the policy on this objective is unknown.
3.3 Design and layout	?	The effect of the policy on this objective is unknown.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	+	Town centres are sustainable locations which encourage sustainable modes of transport, reducing the impacts of climate change
5.1 Health	+	Town centres are sustainable locations which encourage sustainable modes of transport
5.2 Crime	?	The effect of the policy on this objective is unknown.
5.3 Open space	?	The effect of the policy on this objective is unknown.
6.1 Accessibility	+	Supports the development of retail uses in town centre locations providing greater access these services and facilities by sustainable transport methods.
6.2 Inequalities	+	Locating development in town centres improves accessibility
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The preference for development of retail to the town centres of larger settlements will improve access to services
7.2 Investment	+	Supports investment in town centres
7.3 Local economy	+	Supports the development of retail uses in town centre locations, contributing to their vitality and viability.

SUMMARY

As with housing and employment growth, an increase in retail uses within town centres is likely to have adverse environmental impacts in the form of additional emissions, resource usage, waste production, and water consumption. However, focusing retail in town centres will enhance people's access, reduce inequalities, enable community involvement and improve health by providing facilities within walking and cycling distance of more people. There will also be economic benefits to the local economy and in the form of additional local job opportunities. However, the benefits of this policy are partly tempered by the recent legislative changes to the permitted development rights (Town and Country Planning General Permitted Development Order 2014) which allow change of use from A1 shops to A2 and dwellings in certain circumstances.

The adverse effects and the beneficial effects are likely to increase in the long term as additional economic development comes forward. Policies relating to sustainable design, construction and energy efficiency should help to reduce and mitigate against the adverse environmental impacts outlined above. There could be cumulative impacts with policies relating to housing and employment growth. The option to revise town centre boundaries to permit different uses can be revisited in future should circumstances change.

Policy COM 3: Retaining community facilities		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Protecting against the loss of existing facilities could reduce the need to develop on Greenfield sites.
1.2 Energy use	~	No strong positive or negative impacts.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	+	The policy seeks to retain community open space, and therefore could have positive impact in terms of protecting biodiversity.
2.3 Access to wildlife	+++	The policy seeks to retain community open space, so therefore has a significant positive benefit. The benefits will be felt in the short, medium and long term.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	+++	The policy seeks to protect existing open spaces, which can contribute to the distinctiveness of places, hence the policy supports this objective. The benefits will be felt in the short, medium and long term.
3.3 Design and layout	+	The policy seeks to protect existing community facilities and open spaces. These make a contribution to how places work and look, hence the policy supports this objective. The benefits will be felt in the short, medium and long term.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	++	The policy seeks to protect existing community facilities and open spaces. Some of these have a direct impact on human health where they are providing health advice and services. It is widely accepted that good access to open space, services, especially for recreation and leisure is beneficial to human health. Hence the policy contributes towards achieving this objective. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
5.2 Crime	+	The policy seeks to protect existing community facilities and open space. These can be important in helping people to fill leisure time constructively and in helping to develop community cohesion. They may be particularly important for young people. Through this they can reduce crime and the fear of crime. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
5.3 Open space	+	The policy seeks to protect existing community open spaces and retain existing open spaces where possible. This will work in tandem with other policies to support good open space across the District. The benefits will be felt in the short medium and long term.
6.1 Accessibility	+	The policy seeks to protect existing community facilities and services and open space. This will work in tandem with other policies to support good open space across the District. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
6.2 Inequalities	+	In that this policy seeks to protect facilities and open space across the District all residents will benefit. As such services are more likely to be important to younger and older age groups, families, women, people with disabilities and those on lower incomes, successful implementation of the policy will help to redress inequalities. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	++	This policy seeks to protect facilities and open space within communities across the District. Such facilities provide good opportunities for community engagement, from active support to passive use. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
7.1 Access to work	+	This policy seeks to protect facilities within communities across the District. Such facilities can provide opportunities for employment and training. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.

Policy COM 3: Retaining community facilities		
SA Objective	Impact	Commentary
7.2 Investment	+	This policy seeks to protect facilities within communities across the District. Such facilities can provide opportunities for training. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
7.3 Local economy	+	The policy includes seeks the retention of commercial facilities, but allows change of use in certain circumstances. Where retention is fair and reasonable, this could benefit the local economy.
<u>SUMMARY</u>		
<p>The policy will achieve a range of benefits across the topics of the sustainability appraisal because of the importance of community facilities and open space to the future of the District. The strongest benefits are in the areas related to healthy and inclusive communities and the natural environment. Negative impacts would arise if facilities had to be retained regardless of the economics, but this is not what the policy requires. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on open space, biodiversity, design, health and community cohesion. It will also support policies aimed directly at transport and place making. The benefits will be felt in the short, medium and long term where the policy is successful in protecting community facilities.</p>		

Policy COM 4: New community facilities		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Focusing within settlements should help to maximise the use of brownfield sites
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	+	The policy seeks to promote the development of new community facilities and open spaces. These make a contribution to how places work and look, hence the policy supports this objective. The benefits will be felt in the medium and long term.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	++	The policy seeks to promote the provision of new community facilities. Some of these will have a direct impact on human health where they are providing health advice and services. It is widely accepted that good access to services, especially for recreation and leisure is beneficial to human health. Hence the policy contributes towards achieving this objective The benefits will be felt in the medium and long term as these facilities are provided.
5.2 Crime	+	The policy seeks to promote the provision of new community facilities. These can be important in helping people to fill leisure time constructively and in helping to develop community cohesion. They may be particularly important for young people. Through this they can reduce crime and the fear of crime. The benefits will be felt in the medium and long term as these facilities are provided.
5.3 Open space	+	The policy seeks to promote the provision of new community open spaces. This will work in tandem with other policies to support good open space across the District. The benefits will be felt in the medium and long term.
6.1 Accessibility	+	The policy seeks to promote the provision of new community facilities and services. This will work in tandem with other policies to support good services across the District. The benefits will be felt in the medium and long term as these facilities are provided.
6.2 Inequalities	++	In that this policy seeks to promote the provision of new facilities across the District and all residents will benefit. As such services are more likely to be important to younger and older age groups, women, people with disabilities and those on lower incomes, successful implementation of the policy will help to redress inequalities. The benefits will be felt in the short, medium and long term as these facilities are provided.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	+++	This policy seeks to promote the provision of new facilities within communities across the District. Such facilities provide ideal opportunities for community engagement, from active support to passive use. The benefits will be felt in the short, medium and long term as these facilities are provided.
7.1 Access to work	+	This policy seeks to promote the provision of new facilities within communities across the District. Such facilities can provide opportunities for employment. The benefits will be felt in the medium and long term as these facilities are provided.

Policy COM 4: New community facilities		
SA Objective	Impact	Commentary
7.2 Investment	+	This policy seeks to promote the provision of new facilities within communities across the District. Such facilities can provide opportunities for training. The benefits will be felt in the medium and long term as these facilities are provided.
7.3 Local economy	+	New community facilities provide local employment and can be a boost for the local economy
<p><u>SUMMARY</u> The policy will achieve a range of benefits across the topics of the sustainability appraisal because of the importance of community facilities to the future of the District. The strongest benefits are in the areas related to healthy and inclusive communities. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies affecting community facilities, place making, health and quality of life. The benefits will be felt in the medium and long term where the policy is successful in bringing forward new community facilities.</p>		

Policy COM 5: Green infrastructure		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The provision of new strategic green infrastructure could involve using good quality agricultural land.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	+	The policy helps to protect open free draining land and water features and hence helps to conserve ground water resources. The benefits will be felt in the short, medium and long term as sites are protected and development is directed to areas where water resources are less affected.
2.1 Nature sites and species	++	The policy aims protect and promote green infrastructure, some of which sites are important for biodiversity. The policy is reinforced by other policies seeking to protect open space and landscape. The benefits will be felt in the short, medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
2.2 Biodiversity	++	The policy aims protect and promote green infrastructure, some of which sites are important for biodiversity. The policy is reinforced by other policies seeking to protect open space and landscape. The benefits will be felt in the short, medium and long term as sites are protected and development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
2.3 Access to wildlife	++	The principle aim of the policy is to protect and improve green infrastructure for the use of people in the District and a wider area. A number of the sites are important for biodiversity and the policy thus contributes towards achieving the objective. The benefits will be felt in the medium and long term as development proposal are prepared and development is directed to the most appropriate sites, especially previously developed land.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	~	There are no direct and indirect implications.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	++	The policy helps to protect open free draining land and watercourses and hence helps to conserve ground water resources. The protection of a natural landscape with trees and hedges helps to improve water retention and moderate run off during rainy periods. The benefits will be felt in the short, medium and long term as the qualities are retained.
5.1 Health	+++	The policy seeks to protect and enhance and improve access to green open space. It is widely accepted that recreation and access to open space is beneficial to human health. The policy will work positively with other policies to improve the environment. The benefits will be felt in the short, medium and long term as the qualities are retained and enhanced.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+++	The principal aim of the policy is to protect and enhance open space and access to it. The impact of the policy is both qualitative and quantitative. The policy will work positively with other policies to improve open space provision. The benefits will be felt in the medium and long term as the qualities are retained and enhanced.
6.1 Accessibility	++	The policy seeks to protect and enhance green infrastructure accessible to the public. This has the strong potential to improve leisure opportunities. The benefits will be felt in the short, medium and long term as the qualities are retained and enhanced.
6.2 Inequalities	+	The policy seeks to protect and enhance green open space infrastructure. Insofar as this is effective across the District all communities will benefit and this may help to reduce inequalities. The policy will work positively with other policies to tackle inequalities. The benefits will be felt in the short, medium and long term as the qualities are retained and enhanced.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.

Policy COM 5: Green infrastructure		
SA Objective	Impact	Commentary
7.1 Access to work	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest, e.g. in tourism. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<p><u>SUMMARY</u></p> <p>The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of green infrastructure to the future of the District. The strongest benefits are in the areas related to the environment and health and well being. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on leisure, open space and the natural environment. It will also support other policies aimed directly at health, equalities, resource use, climate change and the economy. The benefits will be felt in the short term where the policy protects green infrastructure and influences the planning and design of future development. Medium and long term benefits will be realised as green infrastructure is expanded and improved.</p>		

Policy COM 6: Telecommunications		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	?	The implications for this policy on this objective are unknown
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	?	The implications for this policy on this objective are unknown
2.2 Biodiversity	?	The implications for this policy on this objective are unknown
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	~	There are no direct and indirect implications.
4.1 Pollutants	+	The policy supports improvements to advanced telecommunications infrastructure, including superfast broadband Broadband access can promote working from home and access to online services including internet shopping This may indirectly reduce carbon emissions through fewer car journeys made.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	+	The policy supports improvements to advanced telecommunications infrastructure, including superfast broadband Broadband access can promote working from home and access to online services including internet shopping This may indirectly reduce the effect on climate change through fewer car journeys made.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	++	The policy will improve access to information and services online and via wireless networks. Many businesses and individuals rely on email communication and the Internet for research, updates on services or local events and social networking. Areas without internet access suffer from digital deprivation as they are 'cut-off' from such benefits to day-to-day life.
6.2 Inequalities	++	The policy would readdress the divide in access to services and infrastructure between the town centres and rural parts of the district. The district is very rural in nature and therefore suffers from lack of investment by private sector companies. There are many villages that have very poor telecommunications infrastructure. The policy will help reduce digital exclusion and promote accessibility to online services for all members of society.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	+	Information on community events and activities are increasing provided online, with updates and information only being available to those with internet access. The policy will help to get local people involved in community events. The policy will also help individuals get involved in online communities and networking which are not locally based e.g. Mumsnet
7.1 Access to work	++	The policy will assist local people in searches for appropriate work through online job search websites which can be more efficient The policy may also encourage business development and may promote the rural economy and diversification which may create further job opportunities.
7.2 Investment	++	The policy promotes the development of telecommunications networks as well as superfast broadband to benefit both businesses and communities. Access to broadband and wireless networks provides the investment that will help individuals by improving access to online information, education and training.

Policy COM 6: Telecommunications

SA Objective	Impact	Commentary
7.3 Local economy	++	The policy strives for superfast broadband to be provided to 95% of homes in the district. This will improve efficiency and competitiveness of businesses across the district as well as supporting Cambridgeshire's lead role in research and technology based industries, higher education and research.

SUMMARY

The policy supports improvements to communication infrastructure including telephone, internet, including superfast broadband and advanced wireless technologies such as 3G and 4G. The policy encourages sharing of existing equipment to minimise any adverse impact on the character of the locality and should have no impact on undeveloped land.

Policy COM 7: Transport impact		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	++	This policy requires development to encourage efficient transport and the use of sustainable, low energy modes, including walking, cycling and public transport. This will help to reduce the use of non-renewable resources. The benefits will be felt in the short, medium and long term as new developments are planned and implemented.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape / townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	+	The policy will ensure developments work well and are accessible
4.1 Pollutants	++	This policy requires development to encourage efficient transport and the use of sustainable, low energy and low emission modes, including walking, cycling and public transport. This will help to reduce the emission of greenhouse gases and other pollutants. The benefits will be felt in the short, medium and long term as new developments are planned and implemented.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	++	This policy requires development to encourage efficient transport and the use of sustainable low energy and low emission modes, including walking, cycling and public transport. It also requires development to address highway safety. This will help to reduce harmful emissions and improve safety for highway users. The benefits will be felt in the short, medium and long term as new developments are planned and implemented.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	++	This policy requires development to encourage efficient, accessible transport, including walking, cycling and public transport. This will help to improve services for residents. The benefits will be felt in the short, medium and long term as new developments are planned and implemented.
6.2 Inequalities	++	In that this policy seeks to promote efficient transport and specifically requires the needs of people with disabilities to be addressed. Encouraging non car modes is more likely to be important to younger and older age groups, women, people with disabilities and those on lower incomes, successful implementation of the policy will help to redress inequalities. The benefits will be felt in the medium and long term as developments are planned and implemented.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to promote efficient and effective transport by addressing the impact of new development. This will improve the quality of developments and protect the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.

Policy COM 7: Transport impact		
SA Objective	Impact	Commentary
7.2 Investment	+	The policy seeks to promote efficient and effective transport by addressing the impact of new development. It directly affects investment in infrastructure. Overall it will improve the quality of developments and protect the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to promote efficient and effective transport by addressing the impact of new development. This will improve the quality of developments and protect the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development and hence the viability and adaptability of the economy. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
<u>SUMMARY</u>		
<p>The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of the quality of the environment and transport infrastructure to the future of the District. The strongest benefits are in the areas related to climate change, health and inclusive communities. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on design, climate change, health and infrastructure. It will also support policies aimed directly at supporting the local economy. The benefits will be felt in the short term as developments are conceived and planned. Medium and long term benefits will be realised as development proceeds and is brought into use.</p>		

Policy COM 8: Parking provision		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	-	In that the policy does not seek to limit to a maximum the amount of car parking required it does not discourage car ownership and use. This may have an adverse impact on the use of non renewable resources. The impact will be felt in the short, medium and long term as developments are planned and implemented.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	+	The policy aims to ensure that development: provides effective and efficient car parking; and is sensitive to its location. Both will support the achievement of this objective. The impact will be felt in the short, medium and long term as developments are planned and implemented.
3.3 Design and layout	+	The policy aims to ensure that development: provides effective and efficient car parking; and is sensitive to its location. Both will support the achievement of this objective. The impact will be felt in the short, medium and long term as developments are planned and implemented.
4.1 Pollutants	-	In that the policy does not seek to limit to a maximum the amount of car parking required it does not discourage car ownership and use. This may have an adverse impact on the use of non renewable resources. The impact will be felt in the medium to short term as developments are planned and implemented.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+	The policy should increase access to community facilities
6.2 Inequalities	+	The policy and the parking standards require development to consider the needs of people with impaired mobility, hence the policy will help to achieve this objective. In a District with a dispersed population and limited high quality public transport many people have to rely on use of the motor car, hence it is important to plan for this. It is s moot point as to whether high level of car parking undermine attempts to improve public transport The benefits will be felt in the medium and long term as developments are planned and implemented.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Sufficient parking can aid the economy and investment
7.2 Investment	+	Sufficient parking can aid the economy and investment
7.3 Local economy	+	The policy seeks to promote efficient car parking that is sensitive to the needs of occupiers and operators. This does not put and undue constraint of developers while encouraging operational efficiency. This has the potential to support business development and hence the viability and adaptability of the economy. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.

Policy COM 8: Parking provision

SA Objective	Impact	Commentary
<p><u>SUMMARY</u> The policy will achieve a range of benefits across the topics of the sustainability appraisal because of the importance of car accessibility to the future of the District, which has a dispersed population and limited public transport. However, there are few strong benefits. A negative impact is the extent to which relaxed car parking standards undermine attempts to promote more sustainable forms of transport. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on design and infrastructure. It will also support policies that aim to conserve the character of places and promote business competitiveness. The benefits will be felt in the short term as developments are conceived and planned. Medium and long term benefits will be realised as development proceeds and is brought into use.</p>		

Policy BAR 1: Housing allocation, land east of The Barn, Randalls Farm		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	+?	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape / townscape character	~	Site is a gap site between built-up parts of the village, so unlikely to have an adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+?	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will generate planning obligations/CIL income to invest in key community services and infrastructure.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy could also help to kick-start the creation of a new community facility on the former Village Hall site through planning obligations/CIL income, which will benefit the local community (2.3, 5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Other policies relating to housing design/layout and environmental protection will be important in ensuring that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy BAR 2: Housing allocation, land east of 5 Barway Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process. Will need to ensure the layout of the scheme provides sufficient distance from the nearby foul pumping station.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will generate planning obligations/CIL income to invest in key community services and infrastructure.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy could also help to kick-start the creation of a new community facility on the former Village Hall site through planning obligations/CIL income, which will benefit the local community (2.3, 5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Other policies relating to housing design/layout and environmental protection will be important in ensuring that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). The policy itself seeks to ensure that any adverse amenity impact arising from the nearby foul pumping station is mitigated by allowing a minimum distance. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy BOT 1: Housing allocation, land east of Bell Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	~	Adjacent to a Scheduled Ancient Monument. Policy seeks to mitigate against any harm.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	+	Masterplan for the site currently being developed – draft SPD due to be published in September 2013.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	The policy states that allotments should be provided as part of the open space provision on the site. There are no allotments currently in the village and the Parish Council and local community are keen to facilitate provision.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will facilitate the provision of much needed allotments in the village.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy should also help to facilitate the provision of much needed allotments in the village, which will benefit the local community (5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy BOT 2: Employment allocation, extension to Tunbridge Lane Business Park

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of some Greenfield land. Part of the area is already occupied by carparking.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of potential archaeological interest, which will need to be investigated as part of the planning application and Masterplan process.
3.2 Landscape and townscape character	~	Site is well screened and is partly occupied by a carpark area. No significant adverse impact.
3.3 Design and layout	+?	To be determined through the planning application and Masterplan process.
4.1 Pollutants	-	Small-scale development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	~	No known direct or indirect implications.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Allocation includes an element of business development, which will provide local jobs.
7.2 Investment	+	Could help facilitate skills training and provision.
7.3 Local economy	+++	Allocation includes an element of business development, which will provide local jobs and benefit the local economy. The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Burwell strategic objectives							
SA Objective	1	2	3	4	5	6	7
1.1 Undeveloped land	~	+	~	-	~	-	~
1.2 Energy use	~	+	++	-	~	~	~
1.3 Water consumption	~	~	~	~	~	~	~
2.1 Nature sites and species	+	~	~	~	~	~	~
2.2 Biodiversity	+	~	~	~	~	~	~
2.3 Access to wildlife	+	~	~	~	~	~	++
3.1 Historical assets	+++	~	~	~	~	~	~
3.2 Landscape / townscape character	+++	++	~	~	~	~	+++
3.3 Design and layout	+++	++	+++	~	+	+	+++
4.1 Pollutants	~	+	++	-	+	~	~
4.2 Waste production	~	~	~	~	~	~	~
4.3 Climate change	~	~	+	~	~	~	~
5.1 Health	+	+	++	~	+	++	+
5.2 Crime	+	~	+	~	+	++	+
5.3 Open space	++	~	~	~	~	+++	++
6.1 Accessibility	~	+++	+++	++	+++	+++	+
6.2 Inequalities	~	+	+	~	~	+	~
6.3 Housing need	~	~	~	~	~	~	~
6.4 Community involvement	+	~	~	~	~	+	+
7.1 Access to work	~	+	+	+++	+	~	~
7.2 Investment	~	~	++	+	++	++	+
7.3 Local economy	+	~	+	+++	++	~	+
SUMMARY							
<p>1 – greatest positive impact in terms of design, layout, landscape and townscape character (3.1, 3.2 and 3.3). This could also boost the local economy (7.3) and provide a more attractive environment for people to live in and feel positive about (5.1, 5.2 and 5.3).</p> <p>2 – greatest positive impact in terms of design, layout, landscape and townscape character (3.2 and 3.3), and also improving accessibility to services and jobs (6.1 and 7.1). Should also have some environmental benefits relating to increased walking and cycling, and reduction of car use (1.2 and 4.1).</p> <p>3 – will help to promote accessibility (6.1, 7.1 and 7.2) whilst reducing environmental impact (1.2 and 4.1). Will also create places that work well and look good (3.3) and enhance people's health and quality of life (5.1, 5.2 and 6.2).</p> <p>4 – positive impact on local economy (7.1, 7.2 and 7.3) and also help people to gain access to local work (6.1). Some minor negative impacts are identified, as new employment development may result in increase energy use and pollutants – however, this will be partly off-set by the reduction in out-commuting arising from the provision of more local jobs.</p> <p>5 – positive impact in terms of accessibility to services (6.1) and should also help to boost the local economy (7.1, 7.2 and 7.3). May be other positive impacts relating to people's satisfaction with their village as a place to live (3.3) and reduce the need to travel and related pollutants by providing more local shops and services (4.1).</p> <p>6 – greatest positive impact on the quality of people's lives and improving access to services (5.1, 5.2, 5.3 and 6.1). May be some minor adverse impacts related to the need to develop new infrastructure and facilities on greenfield land (1.1).</p> <p>7 – greatest positive impact on the quality of the local environment (2.3, 3.2 and 3.3). This will also indirectly help to improve the quality of people's lives (5.1, 5.2 and 5.3), and benefit the local economy (7.2 and 7.3).</p>							
<p>OVERVIEW – None of the objectives will have a significant negative impact on the sustainability objectives. A significant number of positive effects are predicted. Benefits should increase in the medium and long term as sites are developed.</p>							

Policy BUR 1: Housing allocation, land off Newmarket Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Large-scale scheme so could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological potential, which will require pre-determination surveys. Policy seeks to require investigation, in order to mitigate against harm.
3.2 Landscape and townscape character	-	Large open field on the edge of the village. Development may have some adverse impact but not considered to be significant.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
4.1 Pollutants	-	Housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	+	Policy indicates that sports facilities will be provided as part of the scheme.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+++	Policy indicates that sports facilities will be provided as part of the scheme.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+++	Will facilitate the provision of sports facilities in the village.
7.3 Local economy	~	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy should also help to facilitate the provision of sports facilities in the village, which will benefit the local community (5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy BUR 2: Employment allocation, land at Reach Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape / townscape character	-	Could be some adverse impact as site is in an open location on the edge of the village – but not considered to be significant impact.
3.3 Design and layout	?	To be determined through the planning application process.
4.1 Pollutants	-	Small-scale development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	~	No known direct or indirect implications.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Business development will provide local jobs.
7.2 Investment	+	Could help facilitate skills training and provision.
7.3 Local economy	+++	Business development will provide local jobs and benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	-?	Site adjacent to County Wildlife Site. Policy includes criteria to protect this asset, which will need to be considered at planning application stage.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	+	Site was previously developed and has vacant unattractive buildings. Development is likely to have a positive impact.
3.3 Design and layout	?	To be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	~	No known direct or indirect implications.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Business development which will provide local jobs.
7.2 Investment	+	Could help facilitate skills training and provision.
7.3 Local economy	+++	Business development which will provide local jobs and benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As the site is brownfield and has vacant buildings, there are also likely to be positive impacts in terms of the use of undeveloped land and local character (1.1 and 3.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Other policies relating to design/layout and environmental protection will be important in ensuring that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy BUR 4: Burwell Village Centre		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the development of existing retail units within the Burwell Village centre which are previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Development will need to be sensitively designed in the context of the Burwell Conservation Area.
3.2 Landscape and townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	+/?	An enhanced village centre could improve people's satisfaction with the village. The quality of design is dependent upon the proposals which come forward in Burwell Village Centre.
4.1 Pollutants	~	New development could have some adverse impact. But this is cancelled out by a reduction in car usage which may result from enhanced shops and facilities in the village, thereby reducing the need to travel elsewhere.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+	Could benefit human health by facilitating walking and cycling to access key services.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	++	The policy encourages pedestrian/cycle improvements and additional cycle parking within Burwell Village Centre.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	More retail and services will bring additional local jobs.
7.2 Investment	++	This policy encourages further community facilities in Burwell Village centre to support the attractiveness of this area.
7.3 Local economy	+++	This policy encourages further retail development in Burwell Village centre to support the attractiveness of this area for shopping. It also seeks to prevent the loss of existing retail units within Burwell Village Centre to support this centre.
<u>SUMMARY</u>		
This policy aims to encourage further retail and village centre uses in Burwell Village centre and prevent the loss of existing retail units within the centre. This policy scores positively against objectives relating to previously developed land (1.1), the provision of community services and accessibility (6.1 and 7.2) and the local economy (7.1 and 7.3). Cumulative benefits will be realised in the medium to longer term as improvements are made to the village core.		

Policy BUR 5: The Weirs/Riverside		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-?	May involve some development on Greenfield land.
1.2 Energy use	~?	Unlikely to be notable implications.
1.3 Water consumption	~?	Unlikely to be notable implications.
2.1 Nature sites and species	?	Will need to be examined at planning application stage.
2.2 Biodiversity	?	Will need to be examined at planning application stage.
2.3 Access to wildlife	+++	Will promote the use of the river area for local people to enjoy.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	+++	The policy is intended to ensure that development in the vicinity of the Weirs/Riverside will be sensitively designed and in scale with the character of the area.
3.3 Design and layout	++	The policy is intended to ensure that development in the vicinity of the Weirs/Riverside will be sensitively designed and in scale with the character of the area.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+	Could help to promote river and walking activities.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	++	The policy is intended to enhance a key open space within Burwell by allowing appropriate river or recreational facilities in the area.
6.1 Accessibility	+++	The policy encourages pedestrian/cycle links to the area as well as creating a new village trail along the river area. It is also intended that applicants will have to demonstrate that additional traffic can be adequately mitigated through the preparation of Transport Assessment.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+	Could encourage investment in riverside facilities.
7.3 Local economy	+++	This policy encourages further river or recreational activities in the Weirs/Riverside area of Burwell which will support tourism in the vicinity.
SUMMARY		
This policy aims to protect and enhance the attractiveness of the weirs/riverside area in Burwell by encouraging development which is sensitively designed and in scale with the character of the area. It is also intended to enhance this key open space within Burwell and provide improved pedestrian/cycle access into the area. This policy scores positively against objectives relating to landscape and townscape character, design, accessibility and the local economy (by supporting the tourism industry). Cumulative benefits will be realised in the medium to longer term as improvements are made to the river area.		

Policy CHV 1: Housing allocation, land rear of Star and Garter Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest that will require investigation.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	~	No known direct or indirect implications.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to access and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy CHV 2: Housing allocation, land between 199-209 High Street

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	No known direct or indirect implications.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to access and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

Ely strategic objectives

SA Objective	1	2	3	4	5	6	7	8	9	10
SUMMARY										
<p>1 – will have positive impact in terms of accessibility to services (6.1) and should also help to boost the local economy (7.1, 7.2 and 7.3). May be other positive impacts relating to people’s satisfaction with Ely as a place to live (3.3) and reduce the need to travel and related pollutants by providing more central shops and services (4.1).</p> <p>2 – will have greatest positive impact in terms of design, layout, landscape and townscape character (3.1, 3.2 and 3.3). This could also boost the local economy (7.3) and provide a more attractive environment for people to live in and feel positive about (5.1, 5.2 and 5.3).</p> <p>3 – will have the greatest positive impact in terms of providing housing to meet people’s needs (6.3).</p> <p>4 – will have greatest positive impact on economic activity (7.1 and 7.3) and the quality of the local environment (2.3, 3.2 and 3.3). This will also indirectly help to improve the quality of people’s lives (5.1, 5.2 and 5.3).</p> <p>5 – will help to promote accessibility (6.1, 7.1 and 7.2) whilst reducing environmental impact (1.2 and 4.1). Will also create places that work well and look good (3.3) and enhance people’s health and quality of life (5.1, 5.2 and 6.2). The historical/environmental impact of the County Council’s preferred solution of a southern bypass will be considered through the planning application process.</p> <p>6 – will have positive impact on local economy (7.1, 7.2 and 7.3) and also help people to gain access to local work (6.1). Some minor negative impacts are identified, as new employment development may result in increase energy use and pollutants – however, this will be partly off-set by the reduction in out-commuting arising from the provision of more local jobs.</p> <p>7 – will have greatest positive impact on the quality of people’s lives and improving access to services (5.1, 5.2, 5.3 and 6.1). May be some minor adverse impacts related to the need to develop new infrastructure and facilities on greenfield land (1.1).</p> <p>8 – will have greatest positive impact on the quality of the local environment (2.2, 2.3, 3.1 and 3.2), and in terms of providing access to key community infrastructure (5.3, 6.1 and 7.2).</p> <p>9 – will have greatest positive impact on historic environment (3.1), townscape character (3.2) and design/layout of development (3.3).</p> <p>10 – will have greatest positive impact on environmental aspects including flooding, pollution, energy use and waste production.</p> <p>OVERVIEW – None of the objectives will have a significant negative impact on the sustainability objectives. A significant number of positive effects are predicted. Benefits should increase in the medium and long term as sites are developed.</p>										

Policy ELY 1: Housing-led sustainable urban extension, North Ely		
SA Objective	Impact	Commentary
1.1 Undeveloped land	--	Will involve the use of Greenfield land.
1.2 Energy use	--	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Large-scale scheme so could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	The policy seeks to mitigate against potential for increased visitor disturbance at Ely Pits and Meadows SSSI as a result of increased population associated with large-scale development. The policy also seeks to mitigate against harm to European designated sites through the requirement for a project level Appropriate Assessment. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	+	Policy involves provision of an extension to Ely Country Park.
3.1 Historical assets	-?	Area of archaeological potential, which will require pre-determination surveys.
3.2 Landscape / townscape character	-	Large open fields on the edge of the town. Development may have some adverse impact but not considered to be significant.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
4.1 Pollutants	--	Large-scale development will have adverse impact.
4.2 Waste production	--	Large-scale development will have adverse impact.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy involves provision of an extension to Ely Country Park.
6.1 Accessibility	++	Will facilitate the provision of an extension to Ely Country Park, 2 new primary schools and other infrastructure and services.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	Policy seeks the provision of a range of community facilities, which should assist community cohesion.
7.1 Access to work	+++	Will involve an element of employment development, providing local jobs.
7.2 Investment	++	Will facilitate the provision of an extension to Ely Country Park, 2 new primary schools and other infrastructure and services.
7.3 Local economy	+++	The provision of housing to meet local needs will benefit local economy. The provision of employment development will benefit the local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of housing need and employment activity (6.3 and 7.1, 7.2 and 7.3) as it involves the provision of a major urban extension incorporating housing and employment development. The policy should also help to facilitate the provision of an extension to Ely Country Park, new schools and other infrastructure, which will benefit the local community (2.3, 5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts, with effects increasing gradually over time due to the major scale of the development (which may take 15 years or more to complete).</p>		

Policy ELY 2: Retail-led / mixed use allocation, The Grange, Nutholt Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Site includes the Listed Courthouse building and is within a Conservation Area. The policy seeks to mitigate against harm.
3.2 Landscape / townscape character	+?	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+	Will involve the provision of new jobs in the retail units, and potential office accommodation.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of providing services and facilities for local people in a central accessible location (6.1 and 7.2). Will also help to create new local jobs and boost the local economy (7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ELY 3: A Vision for Paradise Area		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Site is within a Conservation Area. The policy seeks to mitigate against any harm and promote good quality development.
3.2 Landscape and townscape character	+?	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	++	Will facilitate the provision of a new multi storey carpark for the town centre, and other potential community uses.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will help facilitate investment in more space efficient carparking for the city centre, and other potential community facilities.
7.3 Local economy	++	The provision of housing to meet local needs will benefit local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. Meeting local housing needs will also benefit the local economy (7.3). Will also involve the provision of new multi-storey carparking and other potential community uses, which will benefit the local community and the economy (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are addressed (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy ELY 4: A Vision for the Waitrose carpark area		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the development of the Waitrose car park which is previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications. Site is a concrete carpark at present.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	The policy is intended to ensure that the redevelopment of the Waitrose Car Park is sensitively designed respects the historic character of the Ely Conservation Area and incorporate key views of the Ely Cathedral. To be determined through the planning application process.
3.2 Landscape and townscape character	+	Site is an open surface carpark. Character of the area could be improved through good quality development.
3.3 Design and layout	?	The quality of design is dependent upon the proposals which come forward in the Waitrose Car Park area
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	+	May include an element of flats.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Will provide new local jobs.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	This policy encourages further retail development in Ely city centre to support the attractiveness of this area for shopping.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of providing services and facilities for local people in a central accessible location (6.1 and 7.2). Will also help to create new local jobs and boost the local economy (7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are addressed (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy ELY 5: A Vision for land north of Nutholt Lane		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the redevelopment of the land north of Nutholt Lane which is previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	To be determined through the planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane is sensitively designed respects the historic character of the Ely Conservation Area and incorporate key views of the Ely Cathedral.
3.2 Landscape / townscape character	+	Good quality development could enhance the appearance of this site. The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane makes the most of the landmark location and provides a positive frontage onto Lynn Road and Nutholt Lane.
3.3 Design and layout	?	The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane makes the most of the landmark location and provides a positive frontage onto Lynn Road and Nutholt Lane. To be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	?	May include community uses.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	?	May include office development.
7.2 Investment	?	May include community facilities.
7.3 Local economy	++	Housing will also help to benefit the local economy. May include office development which will benefit the economy.
<u>SUMMARY</u>		
<p>This policy aims to encourage further residential-led development, so scores positively in terms of housing needs (6.3). It may also incorporate potential community, leisure and/or office development, so may bring community and/or economic benefits (6.1, 7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historic character, access and design and layout are addressed (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy ELY 6: Ely Market Square		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Previously developed land.
1.2 Energy use	- / ~	Schemes involving built development will involve use of non-renewable resources in construction, and increase energy consumption. Other schemes will not have an adverse effect.
1.3 Water consumption	? / ~	Schemes involving built development could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations). Other schemes will not have an adverse effect.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
3.2 Landscape and townscape character	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
3.3 Design and layout	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
4.1 Pollutants	- / ~	Schemes involving built development would be more likely to have an adverse impact.
4.2 Waste production	- / ~	Schemes involving built development would be more likely to have an adverse impact.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+++	Policy aims to enhance the quality of the public open space – the market square.
6.1 Accessibility	+++	Policy aims to improve the quality of the market, which is a key community facility.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	This policy encourages sympathetic redevelopment of Ely Market square which support its function as a market (which is a key community facility).
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+++	This policy encourages sympathetic redevelopment of Ely Market square which could encourage further investment in the area.
7.3 Local economy	++	This policy supports the town centre and the shopping hierarchy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of enhancing the appearance and quality of the market square (3.1, 3.2 and 3.3), providing a better community facility for local people (5.3, 6.1 and 7.2), and helping to boost the local economy (7.1 and 7.3). Where potential schemes involve built development there may be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to design and layout are addressed (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once schemes start. Beyond that no significant temporal differences are identified.</p>		

Policy ELY 7: Employment-led / mixed-use allocation, Station Gateway		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	?	Part of area adjacent to County Wildlife Site. Policy includes criteria to protect this asset, which will need to be considered at planning application stage.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	++	Policy seeks to ensure redevelopment enhances access to the river area and includes provision of new public open space.
3.1 Historical assets	-?	Part of area in Conservation Area. The policy includes criteria which seeks to address this issue. Will be considered through the Masterplan and planning application process.
3.2 Landscape and townscape character	+?	The area could benefit from regeneration and redevelopment, which could provide a more attractive gateway to the city, and enhance the riverside area.
3.3 Design and layout	?	To be determined through the Masterplan and planning application process. The policy refers to major improvements to the A142. However, more significant benefits to design and attractiveness of the area would result if a bypass was provided and removed traffic from the Station Gateway area.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-	Site is partly within area of high flood risk.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy makes provision for areas of public open space.
6.1 Accessibility	+++	Policy includes provision for a station interchange, and provision of significantly enhanced walking and cycling links in the area.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Policy makes provision for housing development within the area.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Business development which will provide local jobs.
7.2 Investment	++	Investment in new station interchange, new public open spaces, and enhanced walking and cycling links.
7.3 Local economy	+++	Business development which will provide local jobs and benefit the local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development and the regeneration of this important gateway area. The inclusion of housing development will also help to meet local housing needs (6.3), and the provision of a new station interchange, public open space and enhanced links will improve accessibility and provide key community assets (2.3, 6.1 and 7.2). The regeneration of the area should bring environmental improvements too, which will be important to get right through the Masterplanning and planning application process (2.1, 2.2, 3.1, 3.2 and 3.3). The policy seeks to ensure that impacts relating to design and layout, access and character are addressed. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Impacts will take effect once construction starts. The long-term nature of the scheme means that impacts will intensify in the medium to longer term as different parts of the area come forward for development.</p>		

Policy ELY 8: Station Gateway visions by area		
SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	?	Part of area adjacent to County Wildlife Site. Policy includes criteria to protect this asset, which will need to be considered at planning application stage.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	++	Policy seeks to ensure redevelopment enhances access to the river area and includes provision of new public open space.
3.1 Historical assets	?	Part of area in Conservation Area. The policy includes criteria which seeks to address this issue. Will be considered through the Masterplan and planning application process.
3.2 Landscape / townscape character	+?	The area could benefit from regeneration and redevelopment, which could provide a more attractive gateway to the city, and enhance the riverside area.
3.3 Design and layout	?	To be determined through the Masterplan and planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-	Site is partly within area of high flood risk.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy makes provision for areas of public open space.
6.1 Accessibility	+++	Policy includes provision for a station interchange, and provision of significantly enhanced walking and cycling links in the area.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Policy makes provision for housing development within the area.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Business development which will provide local jobs.
7.2 Investment	++	Investment in new station interchange, new public open spaces, and enhanced walking and cycling links.
7.3 Local economy	+++	Business development which will provide local jobs and benefit the local economy.
<u>SUMMARY</u>		
This assessment is identical to Policy ELY 7, as both policies relate to the redevelopment of the Station Gateway area. See above for details of Summary.		

Policy ELY 9: A Vision for Octagon Business Park		
SA Objective	Impact	Commentary
1.1 Undeveloped land	--	Would involve the development of a large greenfield site for retail and employment.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	The policy is intended to ensure that the Business Park is sensitively designed in the riverside area and that it provides an attractive setting for the entrance to Ely. However it is unclear at this stage what impact it will have on the historic setting of Ely.
3.2 Landscape and townscape character	-?	The site is a large open and visible field on the edge of the city, and an important gateway site. Redevelopment will need to be high quality to ensure that visual impacts are minimised. The policy includes a criteria relating to this point. To be determined at planning application stage.
3.3 Design and layout	?	The policy is intended to ensure that development of the Octagon Business Park is sensitively designed in the riverside area and that it provides an attractive setting for the entrance to Ely. To be determined at planning application stage.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-	Site is partly within area of high flood risk.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	--	This policy encourages retail and business development outside of the Ely City Centre on the edge of an existing employment area which could encourage further car journeys particularly for the proposed supermarket. However the policy also refers to the need for a pedestrian/cycle link to the neighbouring Cambridgeshire Business Park and provision to be made for buses and taxis as part of the development of this site.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	++	This policy encourages business development on a large site at the Octagon Business Park.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+++	This policy encourages retail and business development in the Octagon Business Park.
SUMMARY		
This policy aims to provide further retail and employment development on the edge of Ely which will also provide an attractive setting to Ely. This policy scores positively against access to work, local economy and enhancing landscape/townscape character and by ensuring good design quality. However it is expected to have significant negative effects relating to the development of undeveloped land, increased emissions and encouraging car use particularly as result of a large retail development (supermarket). Impacts will take effect once schemes start. Beyond that it is likely that adverse impacts relating to emissions will increase over time, as the population of Ely and the locality increases (with more supermarket customers).		

Policy ELY 10: Leisure allocation, land off Downham Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no known direct and indirect implications.
3.1 Historical assets	-?	Site is in sensitive edge of city location, and bisects across an identified quintessential view of the cathedral in its historic setting (as identified in the Ely Environmental Capacity Study).
3.2 Landscape and townscape character	--	Site is in a rural location, beyond the natural boundary of the city. It is highly visible from the A10. Development will have an adverse effect on the character of the locality.
3.3 Design and layout	?	The quality of design is dependent upon the proposals which come forward.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+++	Involves provision of a new community swimming pool and sports facility.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	++ / --	Involves provision of a new community swimming pool and sports facility. However, the re-location to an out of town site beyond the bypass will mean the site is less accessible by foot and cycle and may encourage car use amongst Ely residents.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	May create a number of new jobs.
7.2 Investment	+++	Involves provision of a new community swimming pool and sports facility.
7.3 Local economy	--	Re-location of the facility from a central site may impact on spending and usage of the town centre. The scheme may also involve the provision of restaurants, which are also a key town centre function. The scheme therefore does not support the shopping hierarchy.

SUMMARY

The policy seeks to provide a new leisure centre and cinema in Ely – providing a key community asset for the benefit of local people (5.1, 6.1 and 7.2). The new development is also likely to provide some additional jobs, which will benefit the local economy (6.1). However, the scheme could have some adverse impacts – including potential impact on the economy of the town centre (7.3) and on the landscape character and historical setting of Ely (3.1 and 3.2). The location of the site also impacts on accessibility and may encourage car usage (6.1). It will be important to try and mitigate these adverse impacts at planning application stage. The policy itself does not contain much detail (other than to refer to the need for ‘complementary secondary uses’ such as restaurants to demonstrate they do not harm the vitality of the city centre). However, other policies in the Local Plan relating to design and layout, historic character, impact on the town centre and accessibility will apply. Impacts will take effect once development starts. Beyond that it is likely that adverse impacts relating to emissions will increase over time (4.1), as the population of Ely and the locality increases (with more leisure centre and cinema customers).

Policy ELY 11: Employment allocation, Lancaster Way

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is mainly Greenfield.
1.2 Energy use	--	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	There are no known direct and indirect implications.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no known direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-?	May be some adverse impact, but can be mitigated through high quality landscaping scheme.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	---	Development will have adverse impact. Large-scale employment provision in a rural location not well served by public transport.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	---	Large-scale employment provision in a rural location not well served by public transport.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	May involve provision of skilled employees.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. However, the site's rural location means there is likely to be an adverse impact in terms of car usage and emissions (4.1) – and on the accessibility of the development for local people (6.1). These impacts may be difficult to mitigate or overcome. It will be important to ensure through the planning application process that development is well designed and takes account of environmental protection matters (2.2, 3.2 and 3.3). Other policies in the Local Plan will help to ensure this is achieved. Impacts will take effect once construction starts, with effects increasing gradually over time due to the major scale of the development.

Policy ELY 12: Employment allocation, Ely Road and Rail Distribution Centre

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Land is brownfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	-?	Site adjoins SSSI and County Wildlife Site. Will need to mitigate any adverse effects through the planning application process.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	~	Site has been used for employment purposes previously, but is now vacant. A good quality development should have no adverse visual impacts.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	-	On the edge of Ely and not served by bus.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	May involve provision of skilled employees.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. However, the site's location on the edge of the city means that accessibility is an issue (6.1). This may be partly mitigated by enhancing walking and cycling routes to the site. It will be important to ensure through the planning application process that development is well designed and takes account of environmental protection matters (2.2, 3.2 and 3.3). Other policies in the Local Plan will help to ensure this is achieved. Impacts will take effect once construction starts, with effects increasing gradually over time due to the major scale of the development.

Policy ELY 13: Riverside Area		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	May involve brownfield or Greenfield land.
1.2 Energy use	~?	Unlikely to be notable implications.
1.3 Water consumption	~?	Unlikely to be notable implications.
2.1 Nature sites & species	?	The implications for this policy on this objective are unknown as any impacts will dependent upon the location of any new or enhanced, tourist, community and leisure attractions.
2.2 Biodiversity	+?	The implications for this policy on this objective are unknown as any impacts will dependent upon the location of any new or enhanced, tourist, community and leisure attractions.
2.3 Access to wildlife	+?	The implications for this policy on this objective are unknown as any impacts will dependent upon the location of any new or enhanced, tourist, community and leisure attractions.
3.1 Historical assets	+?	The riverside is a highly sensitive setting. However, the policy is intended to ensure that development is sensitively designed in the riverside area and respects the historic character of the area. It is also intended to ensure that development protects and enhances the setting of Ely and views of Ely Cathedral. To be determined through the planning application process.
3.2 Landscape and townscape character	+?	The policy is intended to ensure that the attractiveness of riverside area is protected / enhanced by further sympathetic development. The policy also encourages streetscape / landscaping improvements which contribute to this objective. To be determined through the planning application process.
3.3 Design and layout	+?	The policy is intended to ensure that the attractiveness of riverside area is protected and enhanced by further sympathetic development. The policy also encourages streetscape and landscaping improvements which contribute to this objective. To be determined through the planning application process.
4.1 Pollutants	-	Development schemes may have some adverse impact, but not considered significant.
4.2 Waste production	-	Development schemes may have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+	Sporting and leisure improvements could benefit the health of local people.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+?	Schemes may involve improvements in the quantity and quality of open space.
6.1 Accessibility	+++	The policy encourages pedestrian/cycle improvements in the riverside area of Ely.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+	This policy encourages community facilities to be developed in the riverside area.
7.3 Local economy	+++	This policy encourages tourism and leisure development in the riverside area.

Policy ELY 13: Riverside Area

SA Objective	Impact	Commentary
<p><u>SUMMARY</u> This policy aims to protect and enhance the attractiveness of the riverside area in Ely by ensuring that sympathetic tourism, leisure and community development which respects the historic character and setting of Ely is supported. It is also intended to encourage pedestrian/cycle and landscape improvements to encourage visitors and residents into the area. This policy seeks to ensure that development in the area is of good quality in terms of design, landscape/townscape character and heritage assets – to be determined at planning application stage. The protection of the riverside area from unsympathetic development will also have a positive effect on the growth of the local tourism industry and the use of the area by local community. No temporal effects identified.</p>		

Policy FRD 1: Housing allocation, land east of 24 Mildenhall Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. However, policy includes criteria to ensure any adverse impacts are mitigated.
3.2 Landscape and townscape character	~	Site is gap site between built development and is well screened. No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	++?	The Parish Council owns the site and has indicated an intention to invest receipts from the development towards a new sports pavilion and other community projects.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+++	The Parish Council owns the site and has indicated an intention to invest receipts from the development towards a new sports pavilion and other community projects.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy should also help to facilitate a number of community projects in the village, as the Parish Council owns the site (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy FRD 2: Housing allocation, land between 37 and 55 Mildenhall Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	~	Site is gap site between built development. No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy FRD 3: Employment allocation, land south of Snailwell Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	+	The policy makes provision to increase access and the quality of the pond in the northern part of the site.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is an attractive open field. Will be some adverse impact, which can be partly mitigated by good quality landscaping.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy FRD 4: Employment allocation, land north of Snailwell Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	?	No adjoining wildlife sites. Site is located in close proximity to Fenland Special Area of Conservation and Chippenham Fen RAMSAR. A Project Level Habitats Regulation Assessment may be required for this site. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Site adjoins a Scheduled Ancient Monument. The policy requires necessary archaeological investigations to mitigate against harm.
3.2 Landscape and townscape character	-	Site is an attractive open field. Will be some adverse impact, which can be partly mitigated by good quality landscaping.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
7.3 Local economy	+++	Business development will benefit the local economy.

Policy FRD 4: Employment allocation, land north of Snailwell Road

SA Objective	Impact	Commentary
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historic assets, biodiversity and design and layout are mitigated (3.1, 2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy FRD 5: Employment allocation, land at Horse Racing Forensic Laboratories

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is mainly Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	?	No adjoining wildlife sites. Neighbouring employment site (policy FRD 5) is located in close proximity to Fenland Special Area of Conservation and Chippenham Fen RAMSAR. A Project Level Habitats Regulation Assessment may be required for this site. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	~	Site is parkland to existing business development and is well screened. No notable adverse impact anticipated.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.

Policy FRD 5: Employment allocation, land at Horse Racing Forensic Laboratories		
SA Objective	Impact	Commentary
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
7.3 Local economy	+++	Business development will benefit the local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy FRD 6: Employment allocation, land north of Turners		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is open and visible from the A142. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.

Policy FRD 6: Employment allocation, land north of Turners		
SA Objective	Impact	Commentary
6.1 Accessibility	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
7.3 Local economy	+++	Business development will benefit the local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy FRD 7: Employment allocation, land south of Landwade Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is mainly Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is open and visible from the A142. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.

Policy FRD 7: Employment allocation, land south of Landwade Road		
SA Objective	Impact	Commentary
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs.
7.2 Investment	+	Policy includes requirement for planning contributions towards provision of new bus lay-by and bus stop facilities on the A142, which will benefit existing businesses too.
7.3 Local economy	+++	Business development will benefit the local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy HAD 1: Housing allocation, land off Rowan Close		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.

Policy HAD 1: Housing allocation, land off Rowan Close		
SA Objective	Impact	Commentary
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	~	Site is well screened. No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy HAD 2: Housing allocation, land at New Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).

Policy HAD 2: Housing allocation, land at New Road		
SA Objective	Impact	Commentary
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy HAD 3: Employment allocation, land at Haddenham Business Park, Station Road		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.

Policy HAD 3: Employment allocation, land at Haddenham Business Park, Station Road

SA Objective	Impact	Commentary
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is open field so could be some adverse impact.. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	There are no known direct and indirect implications.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a significant number of new jobs
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 1: Housing allocation, land south and west of Lady Frances Court

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL, and through significant affordable housing provision (as the site is in the ownership of an almshouse charity)
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 2: Housing allocation, land at 5a Fordham Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 3: Housing allocation, land west of Hall Barn Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 4: Housing allocation, land west of Pound Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	---	English Heritage has advised there will be a significant adverse impact on the setting of the Scheduled Ancient Monument.
3.2 Landscape and townscape character	-	Site allows attractive views from Pound Lane towards Isleham Priory, and the southern part of the site is an attractive paddock which adds to the character of the local area.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). However, development will have a significant adverse impact on the setting of a Scheduled Ancient Monument (3.1) – which is not possible to mitigate. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 5: Housing allocation, land at Church Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	+/-	Partly Greenfield land and partly brownfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	Development of a small part of the field for only 5 houses means that access can be taken from Church Lane via the existing access drive – rather than involving upgrades to Coates Drove and associated adverse impacts on the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy ISL 6: Employment allocation, land adjacent to Hall Barn Road Industrial Estate

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is open field so could be some adverse impact. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	There are no known direct and indirect implications.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy LTD 1: Housing allocation, land west of Ely Road, Little Downham

SA Objective	Impact	Commentary
1.1 Undeveloped land	+/-	Will involve the use of Greenfield and brownfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy includes requirement to provide an element of open space on-site
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Policy includes requirement to provide an element of open space on-site Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

Littleport strategic objectives							
SA Objective	1	2	3	4	5	6	7
SUMMARY							
<p>1 – will have positive impact in terms of accessibility to services (6.1) and should also help to boost the local economy (7.1, 7.2 and 7.3). May be other positive impacts relating to people’s satisfaction with Littleport as a place to live (3.3) and reduce the need to travel and related pollutants by providing more central shops and services (4.1).</p> <p>2 – will have greatest positive impact on the quality of the local environment (2.1, 2.2, 2.3, 3.1 and 3.2), and in terms of providing access to key community infrastructure (5.3, 6.1 and 7.2).</p> <p>3 – will have the greatest positive impact in terms of providing housing to meet people’s needs (6.3).</p> <p>4 – will help to promote accessibility (6.1, 7.1 and 7.2) whilst reducing environmental impact (1.2 and 4.1). Will also create places that work well and look good (3.3) and enhance people’s health and quality of life (5.1, 5.2 and 6.2).</p> <p>5 – will have positive impact on local economy (7.1, 7.2 and 7.3) and also help people to gain access to local work (6.1). Some minor negative impacts are identified, as new employment development may result in increase energy use and pollutants – however, this will be partly off-set by the reduction in out-commuting arising from the provision of more local jobs.</p> <p>6 – will have greatest positive impact on the quality of people’s lives and improving access to services (5.1, 5.2, 5.3 and 6.1). May be some minor adverse impacts related to the need to develop new infrastructure and facilities on greenfield land (1.1).</p> <p>7 – will have greatest positive impact on historic environment (3.1), townscape character (3.2) and design/layout of development (3.3).</p> <p>OVERVIEW – None of the objectives will have a significant negative impact on the sustainability objectives. A significant number of positive effects are predicted. Benefits should increase in the medium and long term as sites are developed.</p>							

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Some impact but unlikely to be significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes and with tighter Building Regulations).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	+ / -	Could be some adverse impact from development on part of the site closest to the bypass. Layout and landscaping will help to mitigate this, as required in the policy.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	-	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy includes requirement to provide an element of open space on-site
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Will involve provision of local jobs.
7.2 Investment	+	Policy includes requirement to provide an element of open space on-site Could bring other benefits via S.106 and CIL.
7.3 Local economy	+++	Will involve employment development. The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need and employment activity (6.3 and 7.1, 7.2 and 7.3) as it involves the provision of an urban extension incorporating housing and employment development. The policy should also help to facilitate the provision of new public open space and walking/cycling links across the site, which will benefit the local community (5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts, with effects increasing gradually over time due to the major scale of the development (which may take 15 years or more to complete).

Policy LIT 2: Housing allocation, land west of Highfields

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. Policy requires that this is mitigated through investigation.
3.2 Landscape and townscape character	-	Site is visible and open field. Policy includes criteria relating to landscaping and design/layout which will be important in helping to mitigate impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy includes requirement to provide an element of open space on-site
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Policy includes requirement to provide an element of open space on-site Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. Policy requires that this is mitigated through investigation.
3.2 Landscape and townscape character	-	Site is open field so could be some adverse impact. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	There are no known direct and indirect implications.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), historical assets (3.1), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy LIT 4: Employment allocation land north of Wisbech Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	~	There are no known direct and indirect implications.
3.2 Landscape and townscape character	-	Site is open field so could be some adverse impact. The policy requires good quality landscaping and design to help mitigate.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	--?	The site is within an area of high flood risk. The policy requires that this is adequately mitigated, and needs to be considered through the planning application process.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	There are no known direct and indirect implications.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), flooding (4.3) biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy LIT 5: Strategy for Littleport Town Centre

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the development of existing retail units within the Littleport Town centre which are previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Development will need to be sensitively designed in the context of the Conservation Area.
3.2 Landscape and townscape character	~	There are no direct and indirect implications.
3.3 Design and layout	+?	Enhancements could improve people’s satisfaction with the town. The quality of design is dependent upon the proposals which come forward in Littleport Town Centre.
4.1 Pollutants	+	Increasing activity in a central location could help to reduce car usage.
4.2 Waste production	-	Development may have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	+	Could benefit human health by facilitating walking and cycling.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+++	The policy seeks to provide additional facilities in the centre. The policy encourages pedestrian/cycle improvements including public realm improvements and additional cycle parking within Littleport Town Centre.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	+	The policy seeks to retain the existing community centre at Hempfield Road for community uses and existing public car parks within the town centre.
7.1 Access to work	+	More retail and services will bring additional local jobs.
7.2 Investment	+	This policy encourages further community facilities in Littleport Town Centre to support the attractiveness of this area.
7.3 Local economy	+++	This policy encourages further retail and town centre development in Littleport Town centre and extending the area of the town centre to support the attractiveness of this area for shopping. It also seeks to prevent the loss of existing retail units within Littleport Town Centre particularly within key shopping streets to support this area.

SUMMARY

This policy aims to encourage further retail and town centre uses in Littleport Town centre (including extending the area covered by the Town Centre) and prevent the loss of existing retail units within the centre. This policy scores positively against objectives relating to previously developed land (1.1), the provision of community services and accessibility (6.1 and 7.2) and the local economy (7.1 and 7.3). Cumulative benefits will be realised in the medium to longer term as improvements are made to the village core.

Policy LIT 6: School allocation, land west of Camel Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. Policy requires that this is mitigated through investigation.
3.2 Landscape and townscape character	-	Development will have some adverse effect. The policy seeks to mitigate this through landscaping and design/layout.
3.3 Design and layout	?	Unclear at this stage. To be determined through planning application process.
4.1 Pollutants	~	Development may have some adverse impact, but not considered significant. Balanced out by reduced travelling by car and bus to the secondary school in Ely.
4.2 Waste production	-	Development may have some adverse impact, but not considered significant.
4.3 Climate change	-?	Site is within an area of flood risk – but a Flood Risk Assessment indicates that this can be mitigated.
5.1 Health	+	Could benefit human health by facilitating walking and cycling to school
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	May involve the loss of a small area of open space – but the policy requires that this is replaced.
6.1 Accessibility	+++	Will provide a local secondary school and also likely to facilitate improvements to the existing Leisure Centre.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	+++	The development should provide opportunities for adult learning and community activities associated with a village college concept.
7.1 Access to work	+	Will bring additional local jobs.
7.2 Investment	+++	Will provide a local secondary school and also likely to facilitate improvements to the existing Leisure Centre.
7.3 Local economy	+++	Likely to boost the local economy.

SUMMARY

The policy will provide a key new community facility for local people, so will have a significant positive impact in terms of accessibility, community involvement and the local economy (6.1, 6.4, 7.1, 7.2 and 7.3). Part of this benefit is that the facility should help to support the current Leisure Centre. The school site is located in an area of flood risk – but a site specific Flood Risk Assessment has demonstrated that this risk can be mitigated. The policy seeks to mitigate against adverse visual impacts and historical impacts and ensure the development is high quality – and other design/layout and environmental policies in the Plan will assist in this. In the longer term the positive impact on the local economy and community involvement are likely to increase as the new asset is embedded in the community.

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No direct or indirect implications.
3.2 Landscape and townscape character	~	May be some impact but this is likely to be minimal and mitigated through good landscaping.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	--?	The site is located in an area of high flood risk. However a site specific Flood Risk Assessment has been carried out which indicates that risk can be mitigated.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to flooding and design and layout are mitigated (3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Mix of brownfield and Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	+	May be some impact but this is likely to be minimal and mitigated through good landscaping.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	--?	The site is located in an area of high flood risk. However a site specific Flood Risk Assessment has been carried out which indicates that risk can be mitigated.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	~	No direct or indirect implications.
6.1 Accessibility	~	No direct or indirect implications.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. Meeting local housing needs will also benefit the local economy and investments (7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, flooding and design and layout are mitigated (2.2, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

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

Soham strategic objectives									
SA Objective	1	2	3	4	5	6	7	8	9
<p>SUMMARY</p> <p>1 – will have positive impact in terms of accessibility to services (6.1) and should also help to boost the local economy (7.1, 7.2 and 7.3). May be other positive impacts relating to people’s satisfaction with Soham as a place to live (3.3) and reduce the need to travel and related pollutants by providing more central shops and services (4.1).</p> <p>2 – as above.</p> <p>3 - will have greatest positive impact in terms of design, layout, landscape and townscape character (3.2 and 3.3), and also improving accessibility to services and jobs (6.1 and 7.1). Should also have some environmental benefits relating to increased walking and cycling, and reduction of car use (1.2 and 4.1).</p> <p>4 – will have the greatest positive impact in terms of providing housing to meet people’s needs (6.3).</p> <p>5 – will have positive impact on local economy (7.1, 7.2 and 7.3) and also help people to gain access to local work (6.1). Some minor negative impacts are identified, as new employment development may result in increase energy use and pollutants – however, this will be partly off-set by the reduction in out-commuting arising from the provision of more local jobs.</p> <p>6 – will have greatest positive impact on the quality of people’s lives and improving access to services (5.1, 5.2, 5.3 and 6.1). May be some minor adverse impacts related to the need to develop new infrastructure and facilities on greenfield land (1.1).</p> <p>7 – will help to promote accessibility (6.1, 7.1 and 7.2) whilst reducing environmental impact (1.2 and 4.1). Will also create places that work well and look good (3.3) and enhance people’s health and quality of life (5.1, 5.2 and 6.2).</p> <p>8 – will have greatest positive impact on the quality of the local environment (2.1, 2.2, 2.3, 3.1 and 3.2), and in terms of providing access to key community infrastructure (5.3, 6.1 and 7.2).</p> <p>9 – will have greatest positive impact on historic environment (3.1), townscape character (3.2) and design/layout of development (3.3).</p> <p>OVERVIEW – None of the objectives will have a significant negative impact on the sustainability objectives. A significant number of positive effects are predicted. Benefits should increase in the medium and long term as sites are developed.</p>									

Policy SOH 1: Housing allocation, land off Brook Street		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	Area adjoins a County Wildlife Site. The policy seeks to mitigate against harm.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	++	The policy makes provision for creation of a new link over the lode to the Commons area, and provision of a new footpath and cycle path along the Lode.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	-	May be some impact but this can be mitigated through good landscaping and design.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-?	Part of the site is within an area of high flood risk. However, a site specific Flood Risk Assessment demonstrates that the scheme can be designed to mitigate this (with built development avoiding the flood risk area).
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+++	Development is located close to the town centre for walking and cycling – and should help to support the health and vitality of the town centre.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Should help to support the town centre – thereby creating/retaining jobs.
7.2 Investment	+	Will involve provision of new open space and improved links to the Commons and adjacent land. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.
<u>SUMMARY</u>		
<p>The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. Meeting local housing needs will also benefit the local economy and investments, and the location of the site should help increase footfall in the town centre and aid its vitality (6.1, 7.1 7.2 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Site is brownfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No known implications.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	+	Site is vacant scrubland. Good quality development would improve the appearance of the area.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-?	Part of the site is within an area of high flood risk. However, a site specific Flood Risk Assessment demonstrates that the scheme can be designed to mitigate this (with built development avoiding the flood risk area).
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new station square.
6.1 Accessibility	+++	Development is located close to the town centre for walking and cycling – and should help to support the health and vitality of the town centre. New train station will promote accessibility.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Site includes employment area so will help to create jobs. Should help to support the town centre – thereby creating/retaining jobs.
7.2 Investment	+++	Involves provision of a new railway station for the town. Will involve provision of new open space. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+++	The provision of a railway station, employment and housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity, with a new station being a welcome community infrastructure asset (7.2), providing a boost to the local economy (7.3) and helping to create new jobs (7.1). The station will also help to promote accessibility (6.1). The development scheme will also be positive in terms of providing housing to meet local needs (6.3), and helping to increase footfall in the town centre and support its vitality (6.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, flooding and design and layout are mitigated (2.2, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. The railway station and housing element are likely to be delivered at different periods, and therefore there will be some temporal differences.

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

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	-?	Area adjoins County Wildlife Sites and Commons. The policy seeks to mitigate against harm.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	The policy makes provision for creation of a new link over the lode to the Commons area, and provision of a new footpath and cycle path along the Lode.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	-?	May be some impact but this is unlikely to be significant and can be mitigated through good landscaping and design.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-	Part of the site is within an area of high flood risk. A site specific Flood Risk Assessment will be required, as set out in the policy, to demonstrate that the scheme can be designed to mitigate this (with built development avoiding the flood risk area).
5.1 Health	++	Development includes land for expansion of the Doctors surgery.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	++	Development will include the provision of new open space and new Commons area.
6.1 Accessibility	+++	Development is located close to the town centre for walking and cycling – and should help to support the health and vitality of the town centre. Will involve provision of new community facilities.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Scheme will include employment units so should create new jobs. Should also help to support the town centre thereby creating/retaining jobs.
7.2 Investment	+++	Will involve provision of new open space and Common land, re-provision of allotments, and land for the expansion of the Weatheralls school and Doctors surgery. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+++	Scheme includes employment units so should boost the local economy. Provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new large-scale housing development on the edge of a settlement. Meeting local housing needs will also benefit the local economy and investments, and the location of the site should help increase footfall in the town centre and aid its vitality (6.1, 7.1 7.2 and 7.3). The scheme also involves the provision of new Common land and land for expansion of the school and Doctors surgery, so will bring particular community benefits (5.1, 6.1 and 7.2), and will provide a number of new employment units (7.1 and 7.3).. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 4: Employment / mixed-use allocation, land east of The Shade

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~?	Site is bounded by development on 2 sides so impact likely to be minimal for most of the area. Could be some potential adverse impact visual impact from the bypass, but the policy seeks to mitigate against this by requiring a buffer strip to be provided.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	++	Development will include a small local convenience store.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs.
7.2 Investment	+++	Involves the provision of a small local convenience store. May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development. It will also bring benefits to the local community by providing access to a new local convenience store (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), historic assets (3.1), biodiversity (2.2) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 5: Employment allocation, land west of The Shade		
SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	-?	Site is highly visible from the bypass so could be some adverse impact. But policy seeks to mitigate this by requiring retention of existing vegetation and good quality landscaping near the A142.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	Development will include a small local convenience store.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs.
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.
SUMMARY		
<p>The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), historic assets (3.1), biodiversity (2.2) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.</p>		

Policy SOH 6: Employment allocation, land east of the A142 bypass

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	--	Site is highly visible from the bypass so could be some adverse impact. Policy seeks to mitigate this by requiring good quality landscaping and layout, including provision of a buffer zone near the A142.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	--?	Development could have some adverse impact, arising from its location to the east of the bypass. The policy seeks the provision of an underpass or bridge for pedestrians and cyclists to try and reduce car use.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	-?	Development could have some adverse impact, arising from its location to the east of the bypass. The policy seeks the provision of an underpass or bridge for pedestrians and cyclists to try and reduce car use.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs.
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), historic assets (3.1), biodiversity (2.2), accessibility (4.1 and 6.1) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 7: Town centre opportunity site, Budgens site

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	+?	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	~	Development may have some adverse impact, but this will be off-set by reduced car usage arising from enhanced town centre facilities.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+	May provide an element of housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	++	Will involve the provision of new jobs in the retail unit.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	New retail development should help to boost the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of providing services and facilities for local people in a central accessible location (6.1 and 7.2). Will also help to create new local jobs and boost the local economy (7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are mitigated (2.2, 3.1, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 8: Town centre opportunity site, Church hall area

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	+?	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	~	Development may have some adverse impact, but this will be off-set by reduced car usage arising from enhanced town centre facilities.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+	May provide an element of housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	++	Will involve the provision of new jobs.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	New development should help to boost the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of providing services and facilities for local people in a central accessible location (6.1 and 7.2). Will also help to create new local jobs and boost the local economy (7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are mitigated (2.2, 3.1, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 9: Town centre opportunity site, Cooperative store area

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	+?	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	~	Development may have some adverse impact, but this will be off-set by reduced car usage arising from enhanced town centre facilities.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	No known direct or indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+	May provide an element of housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	++	Will involve the provision of new jobs.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	New development should help to boost the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of providing services and facilities for local people in a central accessible location (6.1 and 7.2). Will also help to create new local jobs and boost the local economy (7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are mitigated (2.2, 3.1, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SOH 10: Town centre opportunity site, Fountain Lane recreation ground and carpark

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is mainly Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	+?	No known direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	+++	Good quality development could enhance the character of the locality.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	~	Development may have some adverse impact, but this will be off-set by reduced car usage arising from enhanced town centre facilities.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+++	Will improve the quality of open space.
6.1 Accessibility	+++	Will provide enhanced facilities for the community.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	~	No known direct or indirect implications.
6.4 Community involvement	+++	Enhanced facilities should encourage more community involvement.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+	New development should help to boost the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of providing enhanced services and facilities for local people in a central accessible location (5.3, 6.1 and 7.2). Will also help to boost the local economy (7.3). The policy seeks to ensure that adverse impacts arising from schemes relating to historical assets, access and design and layout are mitigated (2.2, 3.1. 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. It is likely that improvement/re-development schemes on the site will take place at different periods, meaning temporal differences over the Plan period.

Policy SOH 11: Green Lanes and Commons		
SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
2.2 Biodiversity	+++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
2.3 Access to wildlife	+++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	+++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
3.3 Design and layout	++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible. This will contribute to developments being of high quality.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	++	Providing more opportunities for walking and leisure could benefit human health.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+++	Will involve improvements to the quality of open space.
6.1 Accessibility	+++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+++	Enhanced Commons and green lanes could help boost tourism and the local economy.
SUMMARY		
The policy will have a significant positive impact in terms of providing local people will greater access to the countryside and wildspaces (5.3, 6.1 and 7.2). This will in turn help to boost the local economy (7.3) and improve/protect biodiversity, access to wildlife and local character and design (2.1, 2.2, 2.3, 3.1, 3.2 and 3.3). The cumulative impact of enhancements means that the positive impacts are likely to increase in the medium to long-term.		

Policy SUT 1: Housing allocation, land north of The Brook

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	++	Development will include the provision of new open space and play area.
6.1 Accessibility	++	Development will include the provision of new open space and play area.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	++	Will involve provision of new open space and play area. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. It will also involve the provision of new open space and a play area (5.3, 6.1 and 7.2) - the village has an urgent identified need for additional play facilities (Council's Play Audit 2013). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, character and design and layout are mitigated (2.2, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SWP 1: Housing allocation, land off Rogers Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Development will include the provision of new open space.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. It will also involve the provision of new open space (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy SWP 2: Employment allocation, land east of Goodwin Farm, Heath Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (tighter Building Regulations).
2.1 Nature sites and species	~	No adjoining wildlife sites. No known protected species.
2.2 Biodiversity	?	Unclear at this stage. To be determined through planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	No particular adverse impact. Policy seeks to mitigate against harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	?	To be determined through planning application process.
4.1 Pollutants	-/~	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no known direct and indirect implications.
5.1 Health	~	There are no known direct and indirect implications.
5.2 Crime	~	There are no known direct and indirect implications.
5.3 Open space	~	There are no known direct and indirect implications.
6.1 Accessibility	~	Development will include a small local convenience store.
6.2 Inequalities	~	There are no known direct and indirect implications.
6.3 Housing need	~	There are no known direct and indirect implications.
6.4 Community involvement	~	There are no known direct and indirect implications.
7.1 Access to work	+++	Will involve the provision of a number of new jobs.
7.2 Investment	+	May provide some investment through planning obligations.
7.3 Local economy	+++	Business development will benefit the local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), historic assets (3.1), biodiversity (2.2) and design and layout (3.3) are mitigated. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy WEN 1: Housing allocation, land opposite the Old Red Lion, Main Street

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	-	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	~	No direct or indirect implications.
6.1 Accessibility	~	No direct or indirect implications.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, character and design and layout are mitigated (2.2, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy WEN 2: Housing allocation, land east of 1 Main Street

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	-	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	~	No direct or indirect implications.
6.1 Accessibility	~	No direct or indirect implications.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, character and design and layout are mitigated (2.2, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy WIC 1: Housing allocation, land north-west of The Crescent

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	?	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	~	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	~	No direct or indirect implications.
6.1 Accessibility	~	No direct or indirect implications.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, character and design and layout are mitigated (2.2, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

Policy WIC 2: Housing allocation, land south of Church Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	?	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	Some impact but not considered to be particularly adverse. Policy seeks to mitigate against visual harm by requiring landscaping and good quality design and layout.
3.3 Design and layout	~	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No direct or indirect implications.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	~	No direct or indirect implications.
6.1 Accessibility	~	No direct or indirect implications.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Could bring benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

SUMMARY

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development on the edge of a settlement. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, character and design and layout are mitigated (2.2, 3.1, 3.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

5.2 Cumulative effects of the Local Plan and other plans and programmes

- 5.2.1 The SEA Regulations require an assessment of cumulative effects. An example of which is where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan have a combined effect. The term can also be used to describe synergistic effects, which interact to produce a total effect greater than the sum of the individual effects.
- 5.2.2 Two forms of cumulative effects assessment has been undertaken following the assessment of the individual policies.
- Cumulative effects assessment considering the potential cumulative effects of other programmes, plans, policies and projects with the effects of the Local Plan
 - Cumulative effects assessment of the policies within the Local Plan
- 5.2.3 Table 7 sets out the potential for cumulative effects of the East Cambridgeshire Local Plan Submission Draft in combination with other known plans and programmes. Table 8 identifies the potential for cumulative effects from policies or allocations within the Local Plan.

Table 7 – Potential cumulative effects with other plans and programmes

Potential cumulative effects with other plans and programmes				
Plan or programme	Potential cumulative effect	Mitigation / enhancement measures needed	Response within the Local Plan	Significant adverse effects
Cambridgeshire Green Infrastructure Strategy (2011)	<p>The Local Plan requires new development to contribute towards the establishment, enhancement and on-going management of strategic green infrastructure by contribution to the network outlined in the Green Infrastructure Strategy.</p> <p>This will have a significant positive cumulative effect by enabling the development of new and improved strategic green infrastructure.</p>	<p>Reflecting the priorities and proposals for strategic green infrastructure identified for East Cambridgeshire in the policies and site allocations in the Local Plan.</p>	<p>There is a district wide policy which seek the delivery of strategic green infrastructure and policies which propose that specific green infrastructure improvements should be made as a result of development.</p>	<p>None identified. There should be positive cumulative effects assuming the Countywide green infrastructure network is developed as proposed.</p>
Cambridgeshire Local Transport Plan 3 (March 2011) which includes the Ely Market Town Strategy (2008)	<p>The Local Transport Plan recognises that additional development will place additional pressures on the transport network which could result in increased carbon dioxide emissions and worsening air quality.</p> <p>The Local Transport Plan highlights that parts of the district (A10 corridor) are currently well served by rail. However more rural areas suffer from poor access to services and facilities (due to the availability of public transport).</p> <p>A Long Term Transport Strategy for Cambridgeshire is currently preparation.</p>	<p>Need to consider further the cumulative impacts on the A10 and A142 corridors as part of further work with Cambridgeshire County Council and neighbouring local authorities.</p>	<p>There is a district wide policy relating to the need for co-ordinated action with other agencies relating to the delivery of infrastructure including new and improved roads, pedestrian/cycle routes and public transport.</p>	<p>There is likely to be negative adverse effects relating to air quality as a result of increased traffic within the district.</p>
Cambridgeshire & Peterborough Minerals and Waste Development Plan (Core Strategy 2011 and Site Specific Proposals 2012)	<p>Site allocations could potentially sterilise mineral reserves or prejudice existing and future waste management sites identified in the adopted Minerals and Waste Plan.</p> <p>A number of housing and employment allocation sites proposed in the Local Plan are within close proximity to existing Waste Water Treatment Works . This infrastructure is to be safeguarded from future development as set out in the Minerals and Waste Plan.</p> <p>A major employment site is proposed at Ely in close proximity to an existing railhead which is to be safeguarded for the movement of minerals and waste.</p>	<p>Consider the policies and allocations in the Minerals and Waste Development Plan when developing policies and making site allocations in the Local Plan.</p>	<p>The majority of allocation sites are located away from mineral and waste management allocations and designations.</p> <p>Where a site has been proposed with a Mineral Safeguarding Area the County Council has confirmed that this is not a workable mineral resource (due to the proximity of existing development etc).</p> <p>Where a site has been proposed within a Waste Water Treatment Works Safeguarding Area an odour assessment has or will be undertaken to demonstrate that the development could be delivered as required by the</p>	<p>There is likely to be negative adverse effects relating to the loss of sand and gravel resources as a result of development which cannot be mitigated.</p>

Potential cumulative effects with other plans and programmes				
Plan or programme	Potential cumulative effect	Mitigation / enhancement measures needed	Response within the Local Plan	Significant adverse effects
			relevant policy in the Minerals and Waste Development Plan,.	
<p>Neighbouring Local Plans</p> <ul style="list-style-type: none"> • Fenland Core Strategy • Forest Heath Core Strategy • Huntingdonshire Local Plan • Kings Lynn and West Norfolk Core Strategy • South Cambridgeshire Pre-Submission local Plan • St Edmundsbury Core Strategy 	<p>Cumulative loss of minerals as a result of development within Cambridgeshire and neighbouring counties.</p> <p>Cumulative loss of agricultural land where greenfield development is proposed.</p> <p>Cumulative negative effects associated with the A10 and A142 corridors (congestion, air quality, pollution, safety and amenity).</p> <p>The Cambridgeshire Green Infrastructure Strategy outlines a countywide strategic green infrastructure network which has linkages to parts of Norfolk and Suffolk.</p> <p>This strategy and those prepared by neighbouring local authorities will together have a positive impact in relation to habitat creation and the provision of publicly accessible greenspaces.</p> <p>The East Cambridgeshire Local Plan proposes significant development in the A10 corridor (in addition to that still to be delivered at Ely and Littleport). The South Cambridgeshire Local Plan proposes that 1400 dwellings should be developed at Waterbeach as the first phase of a proposed new town (8000 – 9000 dwellings).</p> <p>There will be a need for further joint work with Cambridgeshire County Council and South Cambridgeshire District Council in relation to the need for improvements to the A10 corridor.</p> <p>The East Cambridgeshire Local Plan proposes significant amount of employment development in at Fordham. This area is likely to be accessed from the A14/A142 junction in Suffolk.</p> <p>There will be a need for further discussions relating to the need for improvements relating to the A14 with the Highways Agency, Cambridgeshire County Council and Suffolk County Council.</p>	<p>Cambridgeshire authorities and neighbouring local authorities will need to co-ordinate the development of strategic green infrastructure projects (which have cross boundary implications).</p> <p>Cambridgeshire and Suffolk Transport plans will need to consider the cumulative impacts of additional development on the A10 and the A142 corridors.</p>	<p>The Local Plan requires proposals for new development to aim for reduced or zero carbon development. Developers are required to meet standards exceed existing building regulations including water efficiency measures.</p> <p>Reference is made to the need for improvements to be made to the A10.</p> <p>Reference is made to improved bus and rail services including specific improvements at Ely and Littleport Rail Stations.</p> <p>Reference is made to development proposals needing to comply with the guidance outlined in the RECAP Waste Management Design Guide.</p>	<p>There is likely to be cumulative adverse effects relating to:</p> <ul style="list-style-type: none"> • Resource consumption (development of land of high quality agricultural value, water use and the use of minerals) • Waste production (construction and occupation of development).

Table 8 – Potential cumulative effects of the Local Plan

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
Cumulative effects on best and most versatile agricultural land	Providing for the level of housing, employment and retail growth outlined in the Local Plan will require the development of high quality agricultural land.	-	Where possible brownfield allocation sites have been identified at <ul style="list-style-type: none"> • Burwell (BUR 2), • Ely (ELY 2,3,4,5, 6,7 8 and 12), • Fordham (FRD 5 and 7) and • Soham (SOH 2, 7, 8 and 9) 	Brownfield land has been identified for development where possible. However the loss of agricultural land primarily for housing is likely to be significant across the district.
Cumulative effects on biodiversity	The development of additional sites for housing, employment and retail development could result in the loss of existing habitats and species (including designated nature conservation sites). The development of additional housing within the district will also place increased pressure on existing nature conservation sites and greenspaces which are accessible to the general public.	-	All development proposals will be required to: <ul style="list-style-type: none"> • Minimise harm to or loss of environmental features. • Provide appropriate mitigation measures and • Maximise opportunities for the creation, restoration and enhancement and connection of natural habitats. Reference is also made to the need to protect and enhance existing nature conservation sites where these are located close to allocated sites: <ul style="list-style-type: none"> • Burwell (BUR 2), • Ely (ELY 8 and 12) and • Soham (SOH 1 and 3) Reference is made to the need for applicants to prepare a Project Level HRA where necessary to demonstrate that there will be no significant adverse effects on Natura 2000 sites (please see HRA Screening Report for further details).	There is likely to positive effects on biodiversity as a result of mitigation and the enhancement of natural habitats (including green infrastructure) as a result of development.
Cumulative effects on historical assets	The majority of the proposed allocations in the Local Plan are not considered to have a significant adverse effect on historic assets.	-	Proposals that have a detrimental impact on listed buildings, locally listed buildings and historic parks and gardens will not be permitted (policies ENV 12, 13 and 15).	The District wide policies are expected to limit potential harm to historic assets within the district.

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	<p>There are two proposed housing allocations which are within close proximity to a scheduled monument as follows:</p> <ul style="list-style-type: none"> • Land east of Bell Road, Bottisham (BOT 1) • Land at Pound Lane, Isleham (ISL 4) 		<p>Proposals that have an adverse effect on scheduled ancient monuments and their settings will not be permitted (policy ENV 14).</p> <p>The Local Plan policies relating to the Bottisham and Isleham housing sites require applicants to have regard to the setting and significance of the scheduled monuments and that mitigation should be provided.</p>	<p>Mitigation is also proposed for allocation sites which could have an adverse impact on a Scheduled Monument.</p>
Cumulative effects on landscape and townscape character	<p>The development of additional housing, employment and retail development will have a potential negative cumulative effect on:</p> <ul style="list-style-type: none"> • The historic character of settlements (particularly Burwell, Ely, Sutton, Soham and Littleport) • The Landscape and setting of settlements (particularly Burwell, Ely, Fordham, Sutton, Soham and Littleport). 	-	<p>Development proposals should demonstrate that they will create positive, complementary relationships and protect and conserve and where possible enhance:</p> <ul style="list-style-type: none"> • Distinctive historic and landscape features • Settlement edge, space between settlements and the wider landscape setting. 	<p>The Local Plan policies are expected to limit potential harm to the historic and landscape character of the district.</p> <p>The level of development which is proposed at Ely could have a negative effect on the existing character of the city.</p> <p>There may also be minor negative impacts on the historic townscapes and setting of Burwell, Sutton, Soham and Littleport.</p>
Cumulative effects on air quality	<p>The Local Plan proposes a significant amount of development:</p> <ul style="list-style-type: none"> • 11,500 dwellings • 179ha of employment land and • 3,011m² of convenience and 10,064m² of comparison floorspace. <p>Cumulatively this will have a significant adverse impact on air quality.</p>	<p>The scale of growth set out in the Local Plan will have adverse impacts on air quality associated with population growth. Increased traffic movements would lead to adverse impacts on air quality.</p>	<p>Proposals will be refused where individually or cumulatively there are unacceptable impacts arising from air quality or surface and groundwater quality.</p>	<p>There are likely to be negative cumulative effects on air quality which cannot be further mitigated.</p>
Cumulative effects on housing need	<p>The Local Plan seeks to meet the objectively assessed need for housing within the District (including Gypsy, Traveller and Travelling</p>	-	<p>There are Local Plan policies relating to the following housing issues:</p>	<p>There will be cumulative positive benefits by providing a range of housing in different</p>

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	<p>Showpeople accommodation).</p> <p>The Local Plan also seeks to provide a suitable mix of and type of housing for all households within the district.</p> <p>The development of additional housing (both private and affordable) will have a positive cumulative effect on meeting the need for housing.</p> <p>The Local Plan also enables the development of affordable housing in more rural areas as part of exception sites and as a result of community led development.</p>		<ul style="list-style-type: none"> • Providing an appropriate mix of housing (HOU1), • Affordable housing (HOU3, 4, 6) • Housing for rural workers (HOU 5) • Residential care homes (HOU 6) • Mobile homes and residential caravans (HOU 7) • Gypsy, Traveller and Travelling Showpeople accommodation (HOU 9). 	locations to meet the needs of households within the district.
Cumulative effects on accessibility	<p>A key issue for East Cambridgeshire is the current level of out commuting to employment based outside of the district including Cambridge.</p> <p>The majority of development is to be focused at the market towns which provide the greatest range of community services and facilities. Additional employment sites are also to be provided to create additional job opportunities for those living within the district.</p> <p>However there will continue to be a significant level of traffic on major routes within the district (A14, A11, A142 and A10).</p>	-	-	There are likely to be cumulative minor negative effects on access to employment, services and facilities.
Cumulative effects of development at Barway (Policies BAR 1 and 2)	<p>The development of 10 additional dwellings will require further pre-school, primary and secondary school places.</p> <p>Given the limited scale of development proposed it is not expected to have a significant effect on the local highway network. However site related mitigation will be required.</p>	-	Reference is made to the need to expand primary and secondary schools at Soham (which serves Barway). Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.	None identified.
Cumulative effects of development at Bottisham (policies BOT 1 and 2)	<p>The development of approximately 50 dwellings will require further pre-school, primary and secondary school places.</p>	-	Reference is made to the need to expand Bottisham Primary School and Bottisham Village College. Therefore any cumulative effects will be neutral assuming sufficient	None identified.

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	<p>The development of additional housing and employment development will have a negative cumulative effect as a result of increased traffic on routes within, to and from Bottisham.</p> <p>Two of the proposed sites (policies BOT 1 and 2) are located in the Cambridge Green Belt. However the adopted Core Strategy identifies these sites as strategic allocations to be released from the Green Belt.</p> <p>The development of these sites is not expected to have a significant adverse impact on the character of Bottisham.</p>		educational provision is made.	
Cumulative effects of development at Burwell (policies BUR 1, 2 3, 4 and 5)	<p>The development of 350 additional dwellings will require further pre-school, primary and secondary school places.</p> <p>The development of additional housing and employment development at Burwell will have a negative cumulative effect as a result of increased traffic on routes within, to and from Burwell.</p> <p>Both of the proposed employment allocations at Burwell are located on Reach Road (BUR 2 and 3). The development of additional employment development in this area will have a negative cumulative impact as a result of increased traffic on Reach Road.</p> <p>These sites will also have a negative cumulative impact on the landscape character of Burwell in and around Reach Road.</p>	-	<p>Reference is made to the need to expand Burwell Village College Primary School.</p> <p>Reference is made to the need to expand Bottisham and Soham Village colleges (Burwell has a joint catchment for secondary school provision). Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.</p> <p>Reference is made to highway, pedestrian and cycle improvements required as a result of the development of employment and housing allocation sites at Burwell.</p>	There will be minor negative adverse effects as a result of the development of open land on the edge of Burwell (Newmarket Road and Reach Road).
Cumulative effects of development at Ely (policies ELY 1 – 13)	<p>The development of 3,679 additional dwellings will require further pre-school, primary and secondary school places which cannot be met in existing schools.</p> <p>The County Council has stated that two new primary schools and a secondary school will be required (to be located at Littleport).</p>	-	<p>Reference is made to the need to the need for 2 additional primary schools and a new secondary school at Littleport. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made</p> <p>ELY 1: A green buffer between the North</p>	<p>There will be minor negative adverse effects as a result of the development of open fields on the edge of Ely.</p> <p>Please also see the summary of cumulative effects relating to the historic environment set out</p>

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	Potential cumulative negative impacts on the landscape as a result of significant amount of development to the north and east of Ely (Queen Adelaide and Station Gateway area).		Ely development and Chettisham to maintain its distinctive identity and prevent coalescence. A minimum of 30% of the total gross site are should be given over to green infrastructure/public open space. ELY 7: Have particular regard to the layout, scale, height design and massing of buildings in order to create a strong coherent urban form and protect views. ELY 12: Provide appropriate landscape treatment.	above.
Cumulative effects of development at Cheveley (policies CHV 1 – 2)	The development of approximately 20 dwellings will require further primary and secondary school places. Given the limited scale of development proposed it is not expected to have a significant effect on the local highway network. However site related mitigation will be required.	-	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made	None identified.
Cumulative effects of development at Fordham (policies FRD 1 – 7)	The development of 16 additional dwellings will require further primary and secondary school places. Fordham Primary School is currently under pressure as a result of the need for primary school places arising from the existing population within the school catchment. The two housing allocation sites at Fordham are located on Mildenhall Road. Although the scale of housing development is limited there will be a minor negative cumulative impact as a result of increased traffic on Mildenhall Road. These housing sites could also have a minor negative cumulative effect on the setting of Fordham as this is a sensitive location with	The County Council to explore options to provide additional primary school capacity at Fordham (currently underway).	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Reference is made to the need for additional primary school capacity at Fordham. Reference is made to the need to minimise the harm to the countryside and provide an attractive setting to Fordham (policies FRD 1,2,3) Reference is made to the need for highway and pedestrian improvements associated with the housing allocations on Mildenhall Road and the employment	There will be minor negative adverse effects as a result of the development on Mildenhall Road and in and around the A142.

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	<p>attractive views.</p> <p>It is proposed to develop a significant amount of employment development (47ha in total) which will have a negative cumulative impact on the A142 and potentially other routes.</p> <p>These employment allocations would also have a significant negative cumulative impact on the landscape in and around the A142. Although it is important to note that part of this area has been previously developed.</p> <p>The development of additional housing and employment development will have a negative cumulative effect as a result of increased traffic on routes to and from Fordham.</p>		<p>allocations in and around the A142.</p> <p>Reference is made to the need for substantial areas of new landscaping and planting on the boundaries (policies FRD 4, 6,7 and 8).</p> <p>Reference is made to the need for a buffer zone to protect the character of the River Snail Valley and adjacent scheduled monument (FRD 5).</p>	
Cumulative effects of development at Haddenham (policies HAD 1 – 3)	<p>The development of 39 additional dwellings will require further pre-school, primary and secondary school places.</p> <p>The development of additional housing and employment development will have a negative cumulative effect as a result of increased traffic on routes to and from Haddenham.</p>	-	<p>Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development.</p> <p>Therefore any cumulative effects will be neutral assuming sufficient educational provision is made</p> <p>Reference is made to the need for soft landscaping to minimise the visual impact of the allocated sites.</p>	There will be minor negative adverse effects as a result of the development of the land at Haddenham Business Park.
Cumulative effects of development at Isleham (policies ISL 1 - 6)	<p>The development of 45 dwellings will require further pre-school, primary and secondary school capacity</p> <p>Isleham Primary School is currently under pressure as a result of the need for primary school places arising from the existing population within the school catchment.</p> <p>The development of additional housing and employment at Isleham will have a negative cumulative impact as a result of increased traffic on</p>	The County Council to explore options to provide additional primary school capacity at Isleham.	<p>Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development.</p> <p>Reference is made to the County Council ensuring that primary school capacity at Isleham under review. This issue will also be considered further as part of review of the Local Plan. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made</p>	There will be minor negative adverse effects on the landscape as a result of the development of the land at Pound Lane and at Hall Barn Road Industrial Estate.

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	routes to and from Isleham.			
Cumulative effects of development at Littleport (policies LIT 1 – 6)	<p>The development of approximately additional 550 dwellings will require further pre-school, primary and secondary school capacity.</p> <p>The County Council has stated that a new primary secondary and special school will be required at Littleport.</p> <p>The development of additional housing/mixed use and employment sites close to the A10 will have a negative cumulative effect as a result of increased traffic.</p> <p>The development of these sites will also have a negative cumulative effect on the character of the area close to the A10.</p>	The County Council to bring forward sufficient sites for the development of additional pre-school, primary and secondary school capacity. (Site selection technical work has been undertaken by the County Council).	<p>Reference is made to the need to the need for additional primary schools and a new secondary and new area special school at Littleport. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.</p> <p>Reference is made to landscaping to minimise the visual impact of development from the A10, Camel Road and the surrounding countryside.</p>	There will be minor negative adverse effects as a result of the development of the open land on the edge of Littleport although this could be mitigated through good design and landscaping.
Cumulative effects of development at Soham (policies SOH 1 – 11)	<p>The development of 1102 additional dwellings will require further pre-school, primary and secondary school capacity.</p> <p>The County Council has stated that the primary school at the Shade will need to be expanded.</p> <p>The development of the Soham Eastern Gateway and the land east of the bypass will have a cumulative adverse impact on the landscape character of Soham.</p> <p>The development of additional housing and employment at Soham will have a negative cumulative impact as a result of increased traffic both within and on routes to and from Soham.</p>	The County Council to bring forward a scheme to expand the new primary school at the Shade, Soham.	<p>Reference is made to a new primary school at the Shade in Soham (which has the benefit of planning permission).</p> <p>Reference is made to the expansion of Weatheralls Primary School and Soham Village College. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.</p> <p>Reference is made to landscaping to minimise the visual impact from the A142, on the commons, county wildlife site, views of St Andrews Church as well as enhancing the setting of Soham.</p>	There will be minor negative adverse effects as a result of the development of sites on the edge of Soham although this could be mitigated through good design and landscaping. The site to the east of the bypass is also highly visible and will require appropriate mitigation.
Cumulative effects of development at Swaffham Prior (policies SWP 1 and 2)	<p>The development of 20 additional dwellings will require further pre-school, primary and secondary school places.</p> <p>Given the limited scale of development proposed it is not expected to have a significant effect on the local highway network. However site related</p>	-	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.	None identified.

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	mitigation will be required.		Reference is made to the need for highway and pedestrian improvements associated with the employment allocation on Heath Road.	
Cumulative effects of development at Wicken (policies WIC 1 and 2)	The development of 10 additional dwellings will require further pre-school, primary and secondary school places. Given the limited scale of development proposed it is not expected to have a significant effect on the local highway network. However site related mitigation will be required.	-	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made	None identified.
Cumulative effects of development at Wentworth (policies WEN 1 and 2)	The development of 4 additional dwellings will require further pre-school, primary and secondary school places. The two housing allocation sites at Wentworth are both located on Main Street. Although the scale of housing development is limited there will be a negative cumulative impact as a result of increased traffic on Main Street. Site related highway mitigation will be required. There will also be minor negative cumulative impacts on the character of Main Street.	-	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made Reference is made to the proposed housing allocations providing any necessary highway improvements or traffic calming measures which are required to make development acceptable in planning terms.	None identified.
Cumulative effects of development at Ely and Littleport (policies ELY 1 – 13 and LIT 1 – 6)	The development of additional housing and employment development at Ely will have a negative cumulative impact on the A10 corridor as a result of increased traffic.	The Cambs Transport plan will need to consider the cumulative effects of additional development on the A10 corridor.	Reference is made to the need for highway improvements to the A10 and public transport improvements at Ely and Littleport.	There is likely to be a negative cumulative impact as a result of increased traffic on the A10.

5.3 Overview of significant and potentially significant effects

5.3.1 The assessment sought to identify whether positive or negative effects could occur as a result of the policies and site allocations set out within the draft Local Plan. The ‘significant’ and ‘potentially significant’ beneficial and adverse effects of the policies within the Local Plan Submission Draft as identified in the SA are summarised in this section.

Part 1 – Spatial Strategy and policies

5.3.2 The policies outlined in the Part 1 of the Local Plan are expected to have a largely beneficial impact on the objectives outlined in the SA. The following tables outline the significant and potentially significant beneficial and negative effects of the policies in Part 1 of the Local Plan.

Summary of the significant effects identified within the SA: Part 1															
SA	Objective	GROWTH 1	GROWTH 2	GROWTH 3	GROWTH 4	GROWTH 6	HOU 1	HOU 2	HOU 3	HOU 4	HOU 7	HOU 8	HOU 9	EMP 1	EMP 2
1.1	Undeveloped land														
1.2	Energy use														
1.3	Water consumption														
2.1	Nature sites and species														
2.2	Biodiversity														
2.3	Access to wildlife														
3.1	Historical assets														
3.2	Landscape and townscape character						+++					+++			
3.3	Design and layout						+++					+++	+++		
4.1	Pollutants														
4.2	Waste production														
4.3	Climate change														
5.1	Health														
5.2	Crime														
5.3	Open space														
6.1	Accessibility			+++	+++									+++	
6.2	Inequalities			+++									+++		
6.3	Housing need	+++			+++	+++	+++	+++	+++	+++			+++		
6.4	Community involvement					+++									
7.1	Access		+++	+++	+++									+++	

to work														
7.2 Investment	+++		+++	+++										
7.3 Local economy														

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

Summary of the potentially significant effects identified within the SA: Part 1

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

Part 2 – Village and Town Visions

5.3.3 Significant beneficial effects were identified for the following SA objectives:

2.1 Nature sites and species policy SOH 11

2.2 Biodiversity: policy SOH 11

2.3 Access to Wildlife: policies BUR 5,

3.2 Landscape and townscape character: policies BUR 5, ELY 6, ELY 13, SOH 10,

3.3 Design and Layout: policies ELY 1, ELY 9

5.1 Health: ELY 10

5.3 Open Space:

6.1 Accessibility: policies BUR 5 ELY 2, 4,6,8, 13, LIT 5, LIT 6, SOH 1, 2, 3, 7, 8, 9, and 11

6.3 Housing need: policies BAR 1, BAR 2, BOT 1, BUR 1, CHV 1, CHV 2, ELY 1, ELY 3, ELY 5, ELY 7 and ELY 8, FRD 1, FRD 2, FRD 3, HAD 1, HAD 2, LTD 1, LIT 1, LIT 2, PRK 1, PYM 1, SOH 1, SOH 2, SOH 3, SUT 1, SWP 1, WEN 1, WEN 2, WIC 1 and WIC 2.

6.4 Community involvement: policies LIT 6, SOH 10, SOH 11,

7.1 Access to work: policies ELY 1, ELY 5, ELY 7, ELY 8, ELY 9, ELY 11, ELY 12, BUR 3, FRD 4, FRD 5, FRD 6, FRD 7 and 8, HAD 3, LIT 1, 3, 4, 5 and 6

7.2 Investment: policies ELY 2, 4, 5, 6, 10, BUR 1, BUR 2, BUR 4, ELY 2, 4, 5, 6, 10 and LIT 6

7.3 Local Economy: policies BOT 2, BUR 3, BUR 4, BUR 5, ELY 1, 2, 4, 7, 8, 9, 11, 12 and 13 FRD 3, 4, 5, 6 and 8, HAD 3, SOH 2, 3, 4, 6, 7, 8, 9 and 11

5.3.4 Potentially significant beneficial effects were identified for the following SA objectives:

- 1.1 Undeveloped land: policy LIT 5
- 3.2 Landscape and townscape character: policy ELY 13
- 3.3 Design and Layout: ELY 13
- 6.1 Accessibility: FRD 1

5.3.5 Significant adverse effects were identified for the following SA objectives:

4.1 Pollutants and 6.1 Accessibility: Policy ELY 11

5.3.6 Potentially significant adverse effects were identified for the following SA objectives:

1.1 Undeveloped land: policy ELY 1

1.2 Energy Use: policy ELY 1

3.2 Landscape and townscape character: policy SOH 6

4.1 Pollutants: policy ELY 1

4.2 Waste production: policy ELY 1

4.3 Climate Change: Policies LIT 3, LIT 6, PRK 1 and PYM 1.

6.1 Accessibility: ELY 9 and ELY 10.

5.3.7 The following tables outline the beneficial and adverse effects of the policies set out in the Part 2 of the Local Plan in more detail.

Summary of the significant effects identified within the SA: Barway (policies BAR 1– 2)

SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	BAR 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Bottisham (policies BOT 1– 2)

SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	BOT 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Burwell strategic objectives		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets	Objective 1	
3.2 Landscape and townscape character	Objective 1, 7	
3.3 Design and layout	Objective 1, 3, 7	
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility	Objective 2, 3, 5, 6	
6.2 Inequalities		
6.3 Housing need		
6.4 Community involvement		
7.1 Access to work	Objective 4	
7.2 Investment		
7.3 Local economy	Objective 4	

Summary of the significant effects identified within the SA: Burwell (policies BUR 1– 5)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife	BUR 5	
3.1 Historical assets		
3.2 Landscape and townscape character	BUR 5	
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space	BUR 1	
6.1 Accessibility	BUR 5	
6.2 Inequalities		
6.3 Housing need	BUR 1	
6.4 Community involvement		
7.1 Access to work	BUR 3	
7.2 Investment	BUR 1, 2, 4	
7.3 Local economy	BUR 3, 4 ,5	

Summary of the significant effects identified within the SA: Cheveley (policies CHV 1– 2)

SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	CHV 1, 2	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Ely Strategic Objectives		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		Objective 3(potentially significant)
1.2 Energy use		None identified.
1.3 Water consumption		
2.1 Nature sites and species	Objective 8	
2.2 Biodiversity	Objective 8	
2.3 Access to wildlife	Objective 8	
3.1 Historical assets	Objective 2, 8, 9	
3.2 Landscape and townscape character	Objective 2,4,8,9	
3.3 Design and layout	Objective 2,4,5, 9	
4.1 Pollutants	Objective 10	
4.2 Waste production		
4.3 Climate change	Objective 10	
5.1 Health		
5.2 Crime		
5.3 Open space	Objective 7, 8	
6.1 Accessibility	Objective 1, 5, 7, 8	
6.2 Inequalities		
6.3 Housing need	Objective 3	
6.4 Community involvement		
7.1 Access to work	Objective 4,6	
7.2 Investment	Objective 5,7, 8	
7.3 Local economy	Objective 6	

Summary of the significant effects identified within the SA: Ely (policies ELY 1 – 13)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		ELY 1, 9 (potentially significant)
1.2 Energy use		ELY 1, 11 (potentially significant)
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character	ELY 6, 13 (potentially significant)	ELY 10 (potentially significant)
3.3 Design and layout	ELY 1,9, 13 (potentially significant)	
4.1 Pollutants		ELY 1 (potentially significant), 11
4.2 Waste production		ELY 1 (potentially significant)
4.3 Climate change		
5.1 Health	ELY 10	
5.2 Crime		
5.3 Open space	ELY 6	
6.1 Accessibility	ELY 2,4,6,7,8,10 (potentially significant) 13	ELY 9, 10 (potentially significant), 11
6.2 Inequalities		
6.3 Housing need	ELY 1,2,3,5,7,8	
6.4 Community involvement		
7.1 Access to work	ELY 1, 5 7,8,9,11,12	
7.2 Investment	ELY 2,4,5,6,10	
7.3 Local economy	ELY 1,2,4,7,8, 9,11,12,13	ELY 10 (potentially significant)

Summary of the significant effects identified within the SA: Fordham (policies FRD 1– 8)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility	FRD 1 (potentially significant)	
6.2 Inequalities		
6.3 Housing need	FRD 1,2	
6.4 Community involvement		
7.1 Access to work	FRD 3, 4, 5, 6, 7	
7.2 Investment	FRD 1	
7.3 Local economy	FRD 3, 4, 5, 6, 7	

Summary of the significant effects identified within the SA: Haddenham (policies HAD 1– 3)

SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	HAD 1, 2	
6.4 Community involvement		
7.1 Access to work	HAD 3	
7.2 Investment		
7.3 Local economy	HAD 3	

Summary of the significant effects identified within the SA: Little Downham (policies LTD 1)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	LTD 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Littleport Strategic Objectives		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		Objective 3 (potentially significant)
1.2 Energy use		
1.3 Water consumption	Objective 3	
2.1 Nature sites and species	Objective 2	
2.2 Biodiversity	Objective 2	
2.3 Access to wildlife	Objective 2	
3.1 Historical assets	Objective 2,7	
3.2 Landscape and townscape character	Objective 2,7	
3.3 Design and layout	Objective 4,7	
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space	Objective 2,6	
6.1 Accessibility	Objective 1,2,4,6	
6.2 Inequalities		
6.3 Housing need	Objective 3	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment	Objective 2,4,6	
7.3 Local economy	Objective 5	

Summary of the significant effects identified within the SA: Littleport (policies LIT 1– 6)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land	LIT 5 (potentially significant)	
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		LIT 4,6 (potentially significant)
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility	LIT 5,6	
6.2 Inequalities		
6.3 Housing need	LIT 1, 2	
6.4 Community involvement	LIT 6	
7.1 Access to work	LIT 1,3,4,6	
7.2 Investment	LIT 6	
7.3 Local economy	LIT 1,3,4,5,6	

Summary of the significant effects identified within the SA: Prickwillow (policies PRK 1)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		PRK 1 (potentially significant)
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	PRK 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Pymoor (policy PYM1)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		PYM 1 (potentially significant)
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	PYM 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Soham Strategic Objectives		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land	Objective 4 (potentially significant)	None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout	Objective 7,9	
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space	Objective 6,8	
6.1 Accessibility	Objective 1,2,3,6,7,8	
6.2 Inequalities		
6.3 Housing need	Objective 4	
6.4 Community involvement		
7.1 Access to work	Objective 5	
7.2 Investment	Objective 6,7,8	
7.3 Local economy	Objective 5	

Summary of the significant effects identified within the SA: Soham (policies SOH 1 -11)

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

Summary of the significant effects identified within the SA: Sutton (policy SUT1)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	SUT 1	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Swaffham Prior (policies SWP 1 - 2)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	SWP 1	
6.4 Community involvement		
7.1 Access to work	SWP 2	
7.2 Investment		
7.3 Local economy	SWP 2	

Summary of the significant effects identified within the SA: Wentworth (policies WEN 1 - 2)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	WEN 1, 2	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

Summary of the significant effects identified within the SA: Wicken (policies WIC 1 - 2)		
SA Objective	Significant beneficial effects	Significant adverse effects
1.1 Undeveloped land		None identified.
1.2 Energy use		
1.3 Water consumption		
2.1 Nature sites and species		
2.2 Biodiversity		
2.3 Access to wildlife		
3.1 Historical assets		
3.2 Landscape and townscape character		
3.3 Design and layout		
4.1 Pollutants		
4.2 Waste production		
4.3 Climate change		
5.1 Health		
5.2 Crime		
5.3 Open space		
6.1 Accessibility		
6.2 Inequalities		
6.3 Housing need	WIC 1, 2	
6.4 Community involvement		
7.1 Access to work		
7.2 Investment		
7.3 Local economy		

6 Monitoring

6.1.1 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Local Plan. Table 9 below sets out a number of suggested indicators for monitoring the potential significant sustainability effects of implementing the Local Plan. Note that the indicators proposed are included as suggestions at this stage, as it is recognised that some datasets may not be available currently for monitoring some of the sustainability effects of the Local Plan, and that the indicators included may change as the District Council finalises its monitoring framework. Monitoring of the sustainability effects of implementing the Plan should be undertaken as part of the monitoring that the District Council is required to carry out on how well the policies of the Plan are being implemented (reported on annually).

Table 9 – Indicators for the monitoring the effects of the Pre-submission Draft Local Plan policies

SA objectives for which potential significant effects have been identified	Proposed indicators
1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	<ul style="list-style-type: none"> • Percentage of new employment, retail residential and leisure development taking place on previously developed land within the district. • Net density of dwellings
1.2 Reduce the use of non-renewable resources including energy sources	<ul style="list-style-type: none"> • Average consumption of domestic gas • Renewable energy capacity installed by type.
1.3 Limit water consumption to levels supportable by natural processes and storage systems	<ul style="list-style-type: none"> • Water use per household
2.1 Avoid damage to designated statutory and non statutory sites and protected species	<ul style="list-style-type: none"> • Percentage of SSSIs in favourable or unfavourable or recovering condition • Changes in areas and populations of biodiversity importance including change in priority species (by type) and changes in areas of international, national, and local significance.
2.2 Maintain and enhance the range and viability of characteristic habitats and species	<ul style="list-style-type: none"> • Changes in populations and habitats of biodiversity importance including change in priority species and habitats (by type)
2.3 Improve opportunities for people to access and appreciate wildlife and wild places	<ul style="list-style-type: none"> • Percentage of Rights of Way that are easy to use • Availability of natural greenspaces which meet Natural England's ANGST Standards.
3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings	<ul style="list-style-type: none"> • Number of heritage assets within the district on the 'Heritage at Risk' Register • Percentage of conservation areas with a conservation area appraisal
3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	<ul style="list-style-type: none"> • Percentage of residents satisfied with neighbourhood.

<p>3.3 Create places, spaces and buildings that work well, wear well and look good</p>	<ul style="list-style-type: none"> • Number of dwellings completed which meet Code for Sustainable Homes Standards (Level 3 or higher). • Number of employment and community facilities completed which meet BREEAM Standards or equivalent.
<p>4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light)</p>	<ul style="list-style-type: none"> • Current Air and water Quality within the district (reported annually). • Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds
<p>4.2 Minimise waste production and support the recycling of waste products</p>	<ul style="list-style-type: none"> • Percentage of household and commercial waste generated in the district annually. • Volume of household and commercial waste generated in the District annually.
<p>4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)</p>	<ul style="list-style-type: none"> • Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds. • Number of developments which incorporate water and/or energy efficiency measures and sustainable drainage methods
<p>5.1 Maintain and enhance human health</p>	<ul style="list-style-type: none"> • Average life expectancy in district.
<p>5.2 Reduce and prevent crime, and reduce the fear of crime</p>	<ul style="list-style-type: none"> • Numbers of crimes reported annually within the district
<p>5.3 Improve the quantity and quality of publicly accessible open space</p>	<ul style="list-style-type: none"> • Percentage of district which meets Natural England's ANGST Standards (at different scales).
<p>6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)</p>	<ul style="list-style-type: none"> • Amount of residential completions within 30 mins public transport time of a GP, a hospital, a primary school, a secondary school, an employment centre and a health centre.
<p>6.2 Redress inequalities related to age, gender, disability, race, faith, location and income</p>	<ul style="list-style-type: none"> • Index of Multiple Deprivation.
<p>6.3 Ensure all groups have access to decent, appropriate and affordable housing</p>	<ul style="list-style-type: none"> • Housing affordability • Number of new dwellings completed annually within the District. • Percentage of all new dwellings which are affordable (as defined in the NPPF). • Number of gypsy, traveller and travelling showpeople sites built annually within the District.
<p>6.4 Encourage and enable the active involvement of local people in community activities</p>	<ul style="list-style-type: none"> • Percentage of adults who feel that they can influence decisions in their local area. • Percentage of adults who have given support to non-relations in the past year.
<p>7.1 Help people gain access to satisfying work appropriate to their</p>	<ul style="list-style-type: none"> • Unemployment rate

skills, potential and place of residence	
7.2 Support appropriate investment in people, places, communications and other infrastructure	<ul style="list-style-type: none"> • Percentage achieving 5 or more GCSEs • Delivery of specific infrastructure schemes identified in the District Council's CIL Reg 123 list and the Infrastructure Investment Plan.
7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<ul style="list-style-type: none"> • Amount of retail and leisure development completions within identified Town Centres. • Amount of retail floorspace lost to other uses within identified town centres. • Amount of employment development completions within employment or mixed use allocation sites. • Loss of available employment land within the district. • Net change of VAT registration of firms

Appendix 1: Key consultation events during issues & options stage

Draft Ely Masterplan (2009)

Draft Soham Masterplan (2010)

Draft Littleport Masterplan (2011)

Ely Area Action Plan – Options Paper (July 2010)

Site Allocations – Options Paper (July 2010)

Aldreth Village Vision – issues and options questionnaire (Summer 2011)

Ashley Village Vision – issues and options questionnaire (Summer 2011)

Barway Village Vision – issues and options questionnaire (Summer 2011)

Burwell Masterplan/Village Vision – issues and options questionnaire (September 2011)

Black Horse Drove Village Vision – issues and options questionnaire (Summer 2011)

Bottisham Village Vision – issues and options questionnaire (Summer 2011)

Brinkley Village Vision – issues and options questionnaire (Summer 2011)

Burrough Green Village Vision – issues and options questionnaire (Summer 2011)

Chettisham Village Vision – issues and options questionnaire (Summer 2011)

Cheveley Village Vision – issues and options questionnaire (Summer 2011)

Chippenham Village Vision – issues and options questionnaire (Summer 2011)

Coveney Village Vision – issues and options questionnaire (Summer 2011)

Dullingham Village Vision – issues and options questionnaire (Summer 2011)

Fordham Village Vision – issues and options questionnaire (Summer 2011)

Haddenham Village Vision – issues and options questionnaire (Summer 2011)

Isleham Village Vision – issues and options questionnaire (Summer 2011)

Kennett Village Vision – issues and options questionnaire (Summer 2011)

Kirtling Village Vision – issues and options questionnaire (Summer 2011)

Little Downham and Pymoor Village Vision – issues and options questionnaire (Summer 2011)

Little Thetford Village Vision – issues and options questionnaire (Summer 2011)

Lode and Long Meadow Village Vision – issues and options questionnaire (Summer 2011)

Mepal Village Vision – issues and options questionnaire (Summer 2011)

Newmarket Fringe Vision – issues and options questionnaire (Summer 2011)

Queen Adelaide Village Vision – issues and options questionnaire (Summer 2011)

Reach Village Vision – issues and options questionnaire (Summer 2011)

Snailwell Village Vision – issues and options questionnaire (Summer 2011)

Stetchworth Village Vision – issues and options questionnaire (Summer 2011)

Stretham Village Vision – issues and options questionnaire (Summer 2011)

Stuntney Village Vision – issues and options questionnaire (Summer 2011)

Swaffham Bulbeck Village Vision – issues and options questionnaire (Summer 2011)

Swaffham Prior Village Vision – issues and options questionnaire (Summer 2011)

Wardy Hill Village Vision – issues and options questionnaire (Summer 2011)

Wentworth Village Vision – issues and options questionnaire (Summer 2011)
Wicken and Upware Village Vision – issues and options questionnaire (Summer 2011)
Wilburton Village Vision – issues and options questionnaire (Summer 2011)
Witcham Village Vision – issues and options questionnaire (Summer 2011)
Witchford Village Vision – issues and options questionnaire (Summer 2011)
Woodditton and Saxon Street Village Vision – issues and options questionnaire (Summer 2011)
Prickwillow Village Vision – site options (February 2012)
Burwell Masterplan/Village Vision – site options (February 2012)
Witcham Village Vision – site options (November 2011)
Barway Village Vision – site options (November 2011)
Wentworth Village Vision – site options (May 2012)
Cheveley Village Vision – site options (May 2012)
Pymoor Village Vision – site options (May 2012)
Fordham Village Vision – site options (May 2012)
Black Horse Drove Village Vision – site options (June 2012)
Strategic issues – questionnaire (March 2012)

Appendix 2: Comments received from consultation bodies on Draft Final Sustainability Appraisal (Version 2)

English Heritage – email dated 27th August 2013

Environment Agency – no response received

Natural England – letter dated 22nd August 2013 and email dated 20th March 2014

Email from English Heritage – 27th August 2013

Dear Stewart

Following your email of 12 August I would like to comment as follows on the issues that you flagged. It is clearly a substantial document and therefore these comments are both limited (to certain sections) and informal at this stage.

1. There are judgements in the SA/SEA report regarding the impact of proposals on cultural heritage with which we disagree, both in the matrices and in the text. This is not a comprehensive critique. We have already referred to some of these in our representations, and made reference to the Site Assessment report (Feb 2013). As a general comment, we would like clarity on the evidence base used to inform the judgements in the SA/SEA report – in particular:

- the use of the Ely Environmental Capacity Study (2001)
- the masterplanning in the station gateway (on which we have had recent useful discussion, but appears to be coming forward too late to inform the plan)
- the background analysis supporting the Ely southern bypass proposal
-

All of these are essential to understanding the robustness of the judgements in the SA/SEA report

2. The areas you have requested comments on are:

Policy ELY7 pre-submission LP - Employment/mixed use allocation at the Station Gateway

Policy ELY8 pre-submission LP – visions for areas of the Station Gateway (excluding the Octagon Business Park)

Policy ELY9 pre-submission LP - Octagon Business Park

Options for the A142 at Ely railway crossing

Policy GROWTH 3 in the pre-submission LP refers to Ely southern bypass. The proposed amendment to policy ELY9 (PMM/8/31) refers specifically to the county council's preferred option (PMM/8/31) – an elevated road crossing the fen to the south of Ely, within the setting of the cathedral. (The proposals map for Ely in the pre-submission LP does not show the bypass, although there may be a further amendment coming forward on this?)

3. Policies ELY7 and ELY 8, p222 to 224

The capacity of the station gateway has not been established, although minimum figures for employment and housing are being proposed in the pre-submission plan. The parameters for this area require, in our view, appropriate analysis and draft masterplanning to inform the local plan policies ELY7 and ELY8. English Heritage hopes to continue dialogue in this important area, including the exploration of options that can both enhance the station gateway and accommodate traffic on the A142 without a bypass. The uncertain/negative/positive scores (3.1 and 3.2) reveal the need for background evidence (see also comments below relating to relocation of the Tesco store, PMM/8/27).

4. Policy ELY9, p225

The negative/uncertain score for 3.1 and 3.2 (as for ELY 7 and ELY8) reveals the need for clear assessment. Sensitive design is not evident in the current proposals for a Tesco store which a change to policy ELY8 seeks to introduce (PMM/8/27). The proposed changes (PMM/8/30 and PMM/8/31) seeking to accommodate the bypass on route B pre-judge the case for the bypass, which itself results in severe landscape and cultural heritage impacts.

5. Ely southern bypass

p136, policy GROWTH3 Infrastructure requirements: no direct or indirect impacts on heritage assets, or landscape and townscape, are identified (p136 and 137). This does not reflect a proper assessment of the proposal for a southern bypass.

A new section has been added (pages 89 and 90) to the SA/SEA report to refer to the assessment of options for Ely Railway Crossing (A142 improvements). We will comment further, if invited to do so, on the detailed judgements in the assessment. We disagree that a reasonable alternative, an improved underpass, should be set aside in favour of an option with significant impacts on the setting of Ely cathedral.

Among our general concerns are:

- this section appears to be dropped into the report without the relationships with other parts of the plan strategy being considered
- the evidence base for the commentary/assessment (p90) is not referenced
- although the significant adverse effects of the preferred bypass option on the quintessential views of Ely and the cathedral are identified, this is not reported or reflected elsewhere in the SA/SEA report, nor is it integrated into a holistic approach to appraisal that seeks sustainable development for Ely (in the terms set out in the National Planning Policy Framework, paragraphs 7 and 8, and the heritage policies in Section 12).
- the Hidden Bypass option should be included

6. Cumulative effects, section 5

The cumulative erosion of the setting of Ely is a significant effect that should be identified. The quintessential views of the cathedral identified in the Ely Capacity Study have been significantly changed by development since that document was published in 2001, although the views from the south along the Ouse corridor, southeast and east remain relatively unchanged, and are rendered the more important for that. These views can be regarded as the most important to the significance of Ely and its cathedral.

Further erosion of views of the cathedral should be clearly flagged in the cumulative impact assessment by virtue of:

- a) the proposed elevated bypass across the fen within the setting of the cathedral and
- b) the potential for over-development (or unsightly development) in the station gateway/Octagon Business Park.

7. Overview of significant adverse effects

No significant adverse effects are identified for cultural heritage and landscape in this section. This is a major omission.

As referred to above, these are not comprehensive comments. I hope however, that they are useful. If it would be helpful we could meet to go through the report and English Heritage can then provide a more formal response. The SA/SEA report should be assist the plan through its preparation towards sustainable development solutions. We do not consider this report is of a standard that fulfils this purpose.

Regards

Katharine Fletcher, Historic Environment Planning Adviser, English Heritage

Letter from Natural England – 22nd August 2013

Dear Mr. Patience,

East Cambridgeshire Local Plan – Revised Sustainability Appraisal Report

Thank you for your e-mail of 12th August 2013, consulting Natural England on the revised East Cambridgeshire Local Plan Sustainability Appraisal report.

We welcome the amendments made to the report to include consideration of the A142 rail crossing and policies ELY7 and ELY8. We note the preferred option for the A142 rail crossing is Option 1 despite the potential for direct adverse impacts on the River Great Ouse Country Wildlife Site (CWS). The CWS is an important local wildlife site and forms part of a strategic green infrastructure corridor identified in the Cambridgeshire Green Infrastructure Strategy 2011; in line with the avoidance-mitigation-compensation strategy advocated through NPPF Natural England's preference would be for an option which avoids direct impact on the natural environment. In any case the option taken forward should be required to deliver net biodiversity gain wherever possible, again in accordance with the NPPF.

The SA identifies that *'the Local Plan has the potential to impact upon biodiversity, particularly in the more rural areas. Mitigation will be necessary in many cases to reduce the negative impacts associated with development including: habitat loss, fragmentation, disturbance and pollution. In addition, development allocations should seek to identify opportunities for habitat enhancement. Allocations should also, wherever possible, avoid particularly sensitive areas.'* We welcome this and advise that the SA should also identify the requirement for proposals to seek to deliver net biodiversity gain wherever possible, in accordance with the NPPF. The Plan should be amended where necessary to address these recommendations.

The SA should ensure that our comments on the Local Plan Pre-submission (in our letter dated 25 March 2013) are addressed, in particular:

- Ely Strategic Objectives and Policy ELY1 need to recognise the potential impacts of development, including extension to the country park, on Ely Pits and Meadows SSSI; the need for a detailed assessment of the potential impacts of increased visitor pressure and identification of suitable mitigation should be required;
- LIT1 and LIT2 should recognise that GI should be an integral part of the design of development sites and developers should be encouraged to take a GI led approach to site design to maximise connectivity and multi-functionality;
- FRD5 and FRD6 should recognise the close proximity of Chippenham Fen SAC and Ramsar site and the need for proposals to be subject to project level HRA.

I hope you will find the above comments helpful and that you are able to consider implementing our recommendations. For any correspondence or queries relating to this consultation response please do not hesitate to contact me using the details below. For all other correspondence, please contact the Natural England consultations email address at consultations@naturalengland.org.uk

Yours sincerely
Janet Nuttall
Land Use Operations

janet.nuttall@naturalengland.org.uk

Email from Natural England – 20th March 2014

Dear Sarah

Thank you for your email query below. As you mention the revision in housing figures is minimal and will not require re-assessment through HRA, although you may want to amend the figures in the relevant documents.

I hope this is helpful.

Many thanks

Janet

Janet Nuttall

Planning & Conservation Adviser

Land Use Ops Cambridge

Tel: 0300 060 1239

From: Sarah Ratcliffe [<mailto:Sarah.Ratcliffe@eastcambs.gov.uk>]

Sent: 19 March 2014 11:34

To: Nuttall, Janet (NE)

Subject: HRA and revised housing figure

Dear Janet

Following the recommendations by the Inspector at the recent Local Plan examination hearings, Katie has been revising the district's housing supply. This has resulted in a slight increase from the previous figure of 11,500 dwellings to 11,700 dwellings over the plan period to 2031. Please can you confirm that this small increase is acceptable in relation to our latest HRA and that we do not need to carry out an update.

Kind regards

Sarah

Sarah Ratcliffe MRTPI

Forward Planning Officer