

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> <p>Preferred option – Option 1</p>				

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	-	?/-	~
<u>Commentary</u>			
<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'², with no new allocations (c.4,000 dwellings)	Option 2 'Continuation of growth', as identified in the Housing Requirements Paper³ (c.9000- 10,000 dwellings)	Option 3 Amount of housing identified in the Memorandum of Co- operation⁴ (in the region of 11,500 dwellings)	Option 4 Amount of housing identified in the SHMA and Technical report⁵ (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>					

² Housing Supply Paper – September 2013³ Housing Requirements Paper – January 2013 for period 2011 to 2031⁴ Memorandum of Co-operation between Cambridgeshire and Peterborough authorities – May 2013⁵ '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

Summary of assessment – 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.

Short/medium/long term impacts – None identified

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 deliver required infrastructure.

Preferred option – Option 2

Distribution of housing allocations as set out in the Proposed Modifications September 2014

SA Objective	Option 1 Focus housing growth on Market Towns	Option 2 Focus housing growth on Villages	Option 3 Housing growth distributed between market towns and villages
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 – The Planning Inspector identified a shortfall in the Council's 5 year housing supply (320 dwellings) in the Interim Conclusions Report published in July 2014. The Council has identified three broad potential strategic options for where the additional housing allocations could be located in addition to those already identified in the Local Plan.

Option 1 (market towns) scores best overall in relation to the sustainability criteria. In relation to pollution, accessibility and access to work, option 1 scores better than options 2 and 3 as the market towns have a greater range of shops, services, employment opportunities and public transport (objectives 4.1, 6.1 and 7.1). Additional housing growth at the market towns would also support the established city/town centres which are identified as the focus for additional retail and service development (objective 7.3).

Option 2 and 3 would result in a more dispersed form of housing development which could potentially lead to increased traffic levels within the district particularly where there is lack of public transport (objective 4.1). Additional housing development at villages (Option 2) would support existing community facilities and services including local shops but this would not support existing retail centres within the market towns.

Option 3 scores better than option 2 as additional housing development at both the market towns and villages would help to support the existing city/town centres together with local shops (objective 7.3). It would also provide better access to existing employment opportunities than option 3 in that there a greater number of businesses located in or close to the market towns within the district (objective 7.1).

Short/medium/long term impacts – None identified.

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – 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.

Preferred option – Option 1

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	+	-	-
<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 (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> <p>Preferred option – Option 1</p>			

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 specific sites and identifying broad locations (with specific sites in the broad locations to be identified 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	+	+
<u>Commentary</u> <p><i>Summary of assessment</i> – 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.</p> <p>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).</p> <p>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.</p> <p><i>Short/medium/long term impacts</i> – For Option 2 specific sites are not yet known at this stage therefore any impacts would be delayed to the longer term.</p> <p><i>Secondary, cumulative or synergistic effects</i> – 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).</p> <p><i>Summary of mitigation measures</i> – 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.</p> <p>Preferred option – Options 1 or 2</p>		

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	~	~	~

Commentary

Summary of assessment – 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.

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.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – 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.

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	+	++	---
<u>Commentary</u> <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> <p>Preferred option – Option 1</p>			

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	++	+	?
<u>Commentary</u> <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> <p>Preferred option – Option 1</p>			

Amount of new retail floorspace

SA Objective	Option 1 Floorspace target to meet 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

Summary of assessment – 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.

Short/medium/long term impacts – 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.

Secondary, cumulative or synergistic effects – 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.

Summary of mitigation measures – none identified.

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	++	?
<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 (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).</p> <p><i>Short/medium/long term impacts</i> – For Option 2, 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> – None identified.</p> <p>Preferred option – Option 1</p>		

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	~	~	--
Commentary <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> <p>Preferred Option 2</p>			

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> <p>Preferred Option 1</p>			

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	?	?	?

Commentary

Summary of assessment – 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.

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.

Short/medium/long term impacts – As more affordable housing growth takes place, the impacts are likely to increase over time.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies relating to affordable housing in the countryside.

Summary of mitigation measures – None identified.

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	~	~	~

Commentary

Summary of assessment – 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.

Short/medium/long term impacts – 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.

Secondary, cumulative or synergistic effects – There could be cumulative impacts with policies relating to housing and employment development in the countryside.

Summary of mitigation measures – 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).

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> <p>Preferred option – No clear result</p>		

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

Summary of assessment – 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.

Short/medium/long term impacts – 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 irremediable impact on the countryside.

Secondary, cumulative or synergistic effects – Option 2 would impact the countryside greater with time as more developments are built or extended and would have an irremediable negative impact on the landscape.

Summary of mitigation measures – 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.

Preferred option – Option 1

Residential care accommodation

SA Objective	Option 1 Restrict all development within settlements only	Option 2 Allow residential care homes outside as an exception	Option 3 Allow any residential care accommodation outside 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

Summary of assessment – 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.

Short/medium/long term impacts – 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.

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – 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.

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	~	~	~

Commentary

Summary of assessment – 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.

Short/medium/long term impacts – None identified.

Secondary, cumulative or synergistic effects – 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.

Summary of mitigation measures – All options would require measures to reduce the adverse impact on the countryside landscape.

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	+	-	+

Commentary

Summary of assessment – 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.

Short/medium/long term impacts – 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.

Secondary, cumulative or synergistic effects – 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.

Summary of mitigation measures – 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.

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>			

New employment development in the countryside

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	++	+++	---

Commentary

Summary of assessment – 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.

Short/medium/long term impacts – Option 2 would boost the economy in the short term but have adverse long term environmental impacts.

Secondary, cumulative or synergistic effects – Option 2 could lead to infrastructure problems due to increase pressure on the road network.

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

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 (7.1, 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. However, recent changes to the General Permitted Development Order (as amended) now permit the conversion of agricultural buildings to residential and other uses in some circumstances – therefore the potential economic benefits of this approach are unlikely to be as strong as previously. 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	++	+

Commentary

Summary of assessment – 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.

Short/medium/long term impacts – Permanent, once development has been directed to a location it becomes a fixed feature of the landscape.

Secondary, cumulative or synergistic effects – 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.

Summary of mitigation measures – 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.

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	++	-	-
<p><u>Commentary</u></p> <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> <p>Preferred option - Option 1</p>			

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	+	+	-
<u>Commentary</u> <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> <p>Preferred option - Option 1</p>			

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	++	--

Commentary

Summary of assessment – 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).

Short/medium/long term impacts – No differences identified

Secondary, cumulative or synergistic effects – None identified

Summary of mitigation measures – If option 1 as implemented it will require careful monitoring and wording of conditions on planning permissions to be deliverable.

Preferred option – Option 1

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> <p>Preferred option – Option 1</p>		

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	++	+	+
Commentary <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> <p>Preferred option – Option 1</p>			

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

Summary of assessment – 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.

Short/medium/long term impacts – Long-term impacts should be positive in improving resilience to climate change effects.

Secondary, cumulative or synergistic effects – None identified.

Summary of mitigation measures – 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.

Preferred option – Option 1

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	+	-
<u>Commentary</u>		
<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> <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). <i>Short/medium/long term impacts</i> – No differences identified <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. <i>Summary of mitigation measures</i> – None identified Preferred option – Option 1		

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 <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. <i>Short/medium/long term impacts</i> – No differences identified <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. <i>Summary of mitigation measures</i> – None identified Preferred option – Option 1		

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 <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. <i>Short/medium/long term impacts</i> – No differences identified. <i>Secondary, cumulative or synergistic effects</i> – Approach complements and reinforces policies relating to land allocation, open space, natural environment and the economy. <i>Summary of mitigation measures</i> – None identified Preferred option – Option 1		

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> <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). <i>Short/medium/long term impacts</i> – No differences identified <i>Secondary, cumulative or synergistic effects</i> – Approach would compliment and be reinforced by policies relating to community facilities, health and quality of life. <i>Summary of mitigation measures</i> – None identified Preferred option – Option 1		

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	++	--
<u>Commentary</u>		
<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 <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. <i>Short/medium/long term impacts</i> – No differences identified <i>Secondary, cumulative or synergistic effects</i> – Approach will compliment and be reinforced by policies relating to design, climate change, health and infrastructure. <i>Summary of mitigation measures</i> – None identified. Preferred option – Option 1		

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> <p>Preferred option – Option 1</p>			

4.9 Option assessment results – development sites

BARWAY – housing sites (up to 10 dwellings)

Proposed allocation sites:

Option 1: Land east of the Barn,
Randalls Farm
Option 2: Land east of 5 Barway
Road

Other sites considered:

Option 3: Barn at Randalls Farm
Option 4: Land south of Barway Road
Option 5: Land east of the Old School
Option 6: Land east of Braeburn
Option 7: Land south of Braeburn
Option 8: Land north-east of St. Nicolas
Option 9: land north of Barway Road

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

Commentary

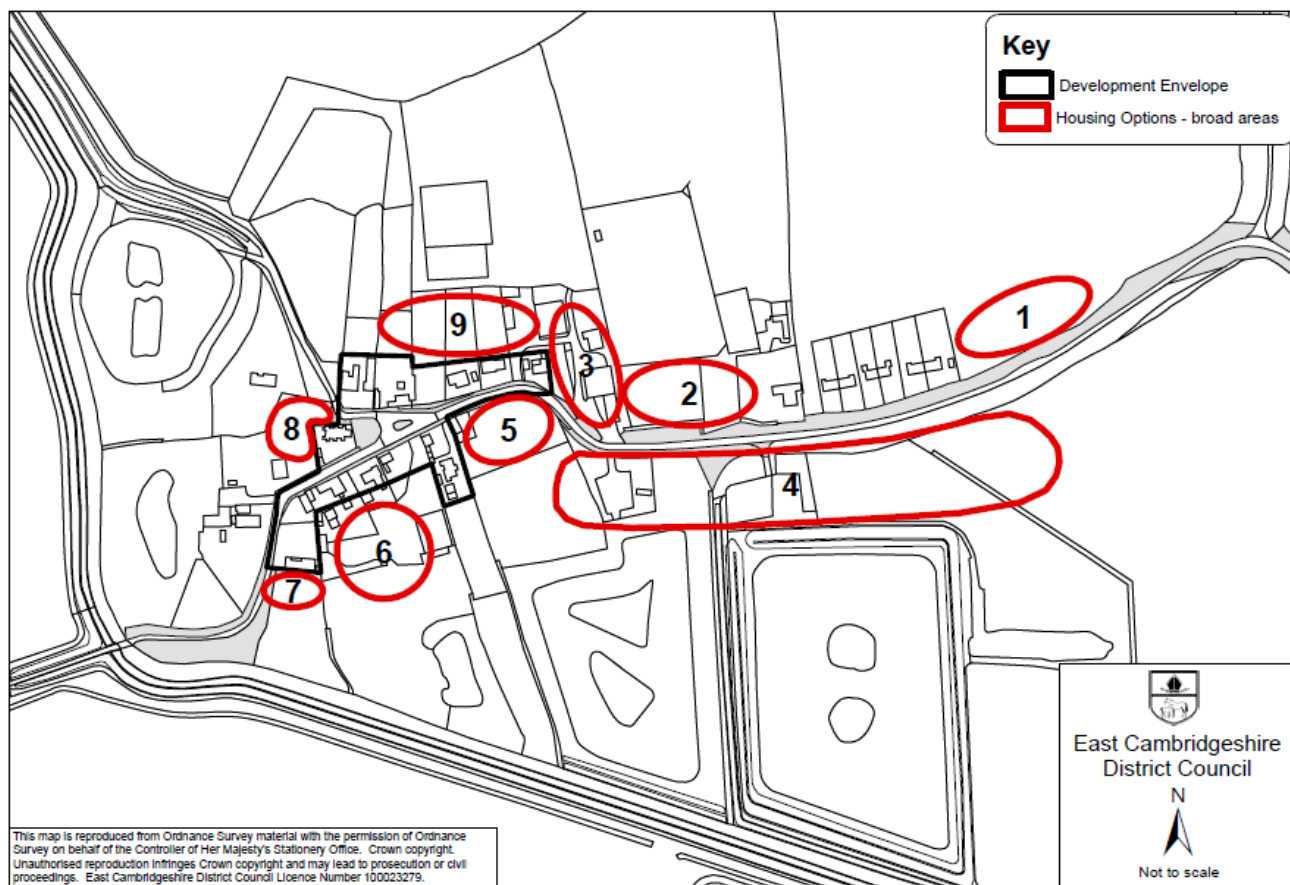
Summary of assessment – Options 1 and 2 are the most sustainable sites. Options 3 and 6 are partially in current employment use, so would result in a loss of local jobs and/or impact on local businesses (7.1, 7.2 and 7.3). Development on options 4 to 9 would potentially adversely affect the character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

Short/medium/long term impacts – No differences identified

Secondary, cumulative or synergistic effects – None identified.

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

Barway housing site options:



BOTTISHAM – housing sites

Proposed allocation sites:

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

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

Commentary

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

Short/medium/long term impacts – None identified.

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

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

BOTTISHAM – employment sites

Proposed allocation sites:

Option 1: Land east of Tunbridge Lane Business Park

Other sites considered:

Option 2: Land north of Beechwood Avenue

Option 3: Land east of Cedar Walk

Option 4: Land south of the High Street

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

Option 6: Land west of Bell Road

Option 7: Bottisham Village College

Option 8: Land west of Lode Road

Option 9: Land east of Lode Road

Option 10: Land north of Thomas Christian Way

Option 11: Land north of Peacock Drive

Option 12: Land north of Tunbridge Hall

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

Commentary

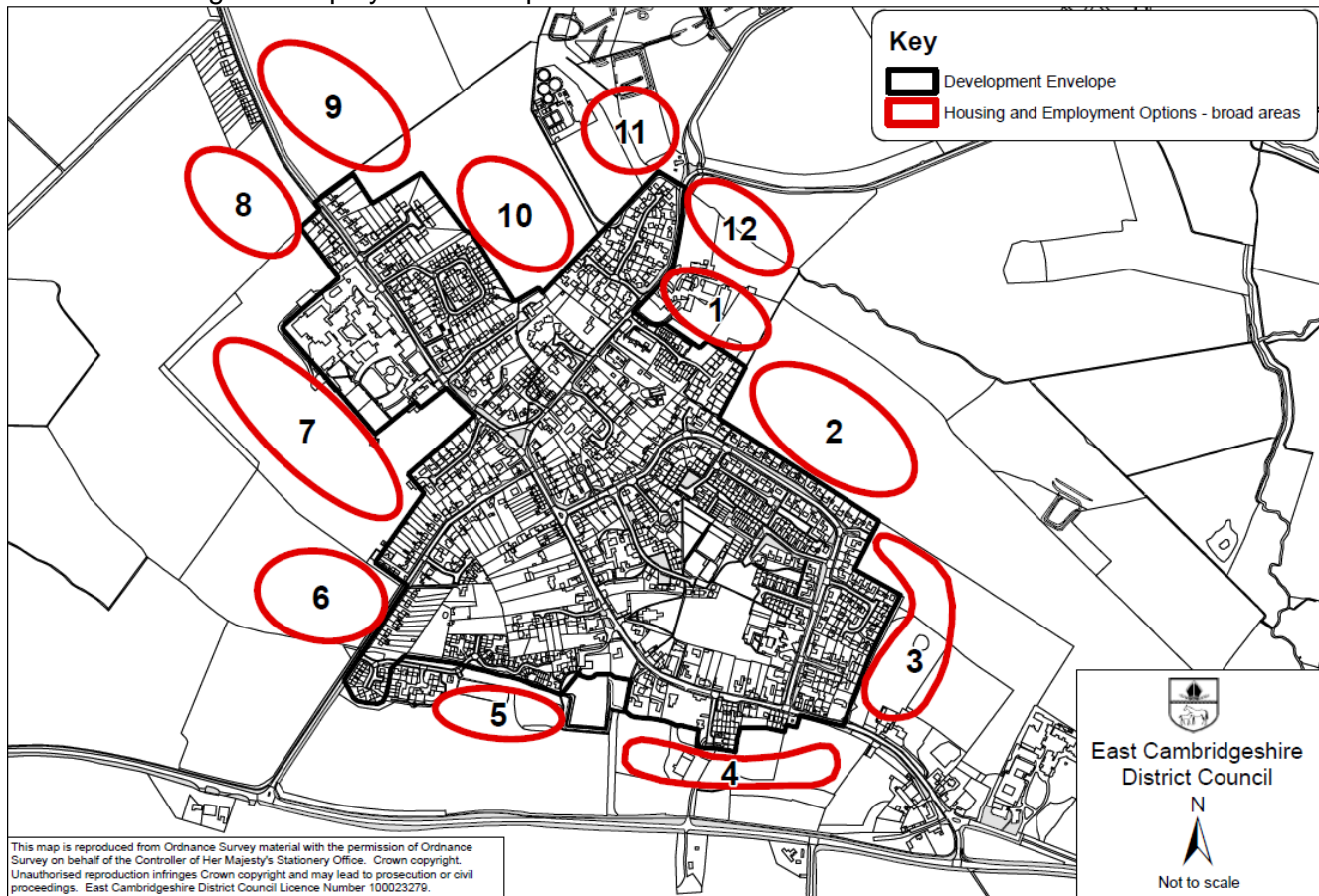
Summary of assessment – Option 1 scores the best in terms of sustainability as employment development there would have least effect in terms of adverse impact on the character and setting of the settlement and its landscape, as an extension to an existing employment area, it would also require less take-up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

Short/medium/long term impacts – None identified

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

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

Bottisham housing and employment site options:

**BURWELL – housing sites**

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

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

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

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.

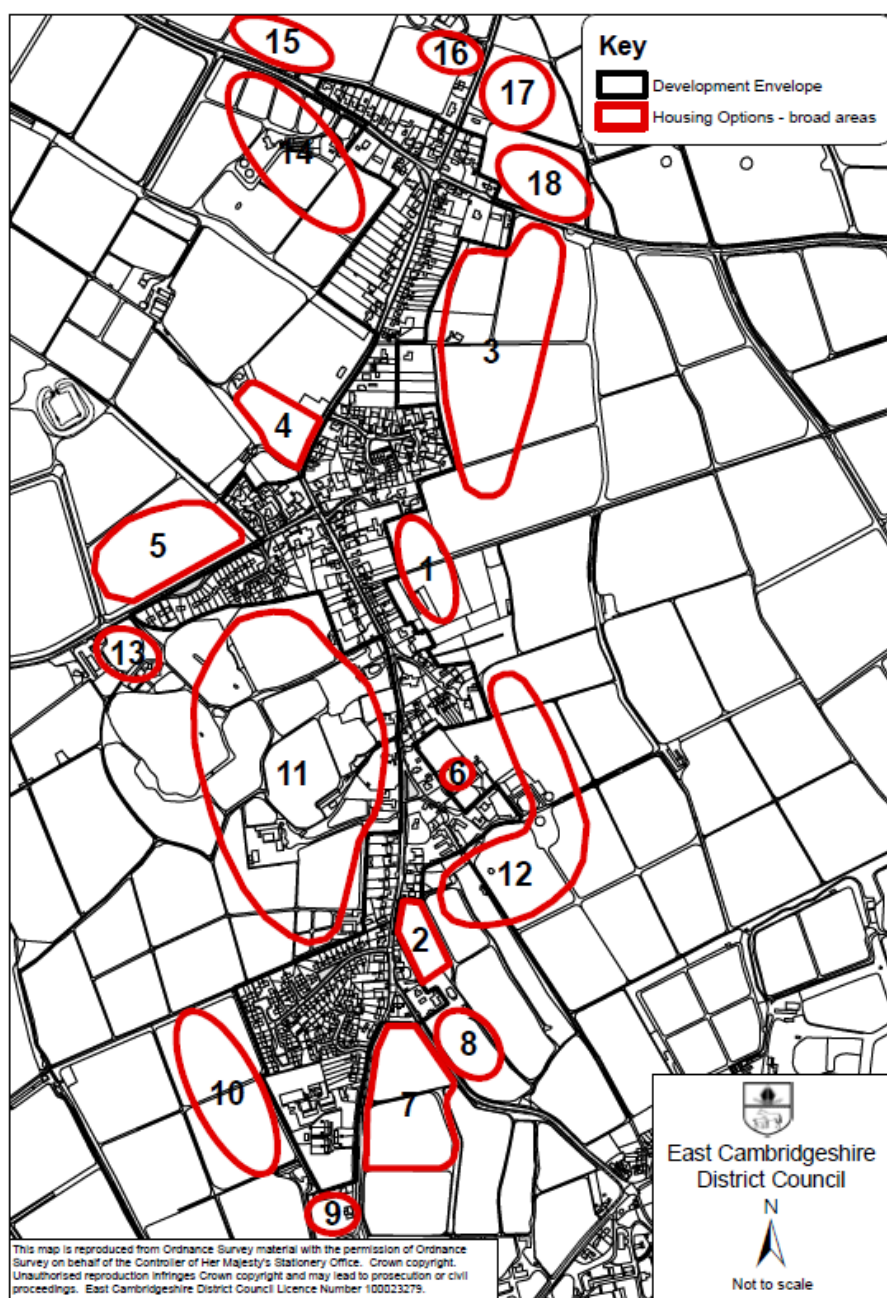
Options at the northern end of the village (3, 14, 15, 16, 17 and 18) have the potential to cause some harm to the setting of the village, whilst 4 options in the southern part of the village do not appear to have clear means of vehicular access (options 8, 10, 11 and 12). Option area 11 is a sensitive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

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 Drive

Option 6: Ely Road, Queen Adelaide

Option 7: Willow Walk

Option 8: Riverside area

Option 9: Station Gateway

Option 10: Golf course area

Option 11: Land south of Golf Course

Option 12: Land between Witchford and Cambridge Road

Option 13: Land west of the A10

Option 14: Land south of Angel Drive

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 – 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 7 and 9 score well in environmental terms as they involve re-development of part of the established area of Ely. However, option 7 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, 8, 11, 12, 13 and 14. Option 10 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.

ELY – (employment /mixed use sites)Proposed allocation sites: Other sites/options considered⁶:

Option 9: Station Gateway
 Option 15: Lancaster Way
 Option 16: Road and rail distribution centre, Queen Adelaide

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: Ely Road, Queen Adelaide
 Option 7: Willow Walk
 Option 8: Riverside Area
 Option 10: Golf course area
 Option 11: Site south of Golf Course
 Option 12: Land between Witchford and Cambridge Road
 Option 13: Land west of the A10
 Option 14: Land south of Angel Drive

SA Objective	1	2	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	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++	+++

⁶ Options appraised in Draft Ely Masterplan 2009 Sustainability Assessment

Commentary

Summary of assessment – Options 1, 2, 9 and 16 appear to score best in terms of sustainability.

Option 7 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 15 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, 8, 11, 12, 13 and 14. 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

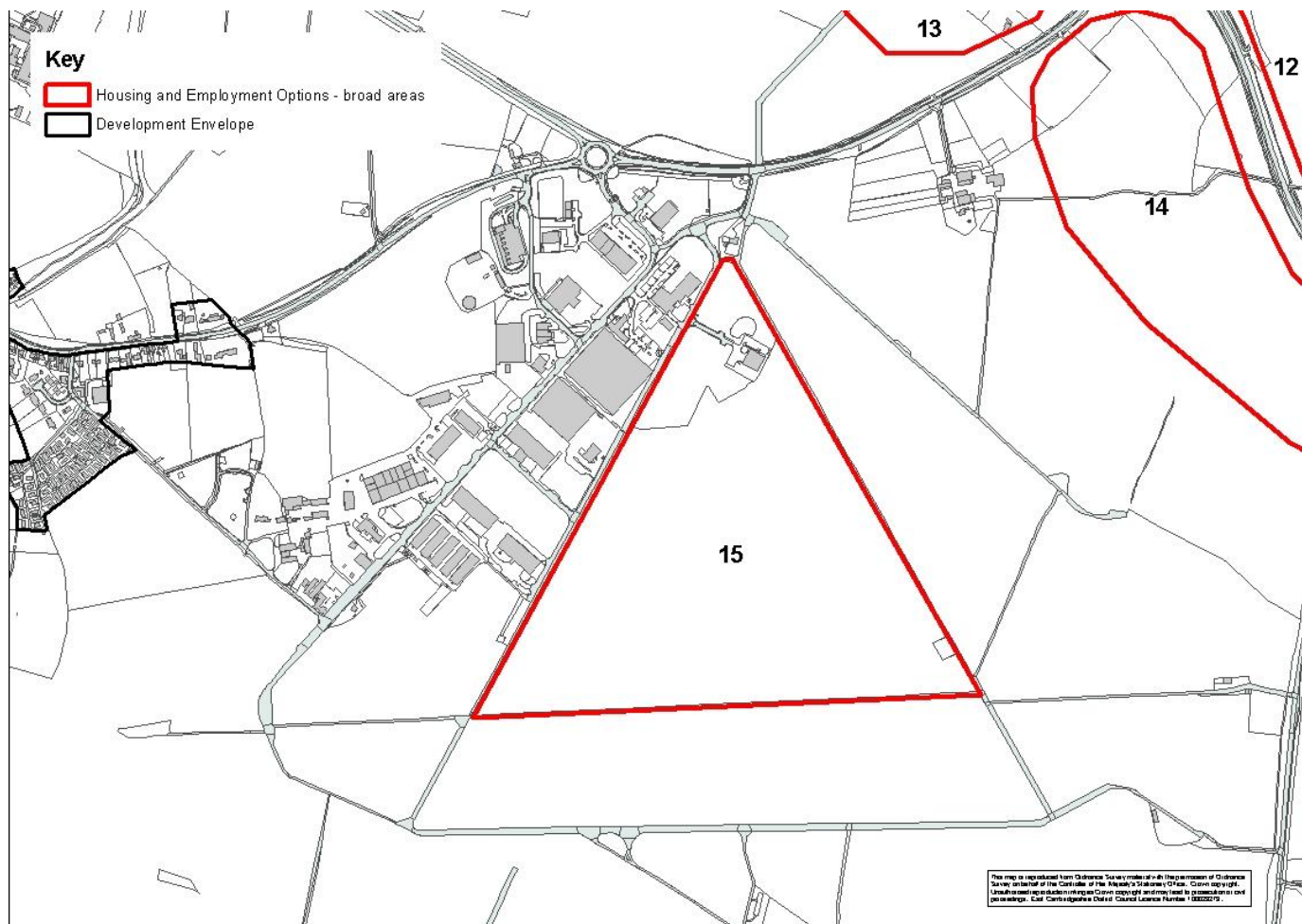
Secondary, cumulative or synergistic effects – There may be cumulative impacts with other allocations for other land-uses.

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:



Ely – Lancaster way employment option 15:



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

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

Commentary

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

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None identified

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

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

Other sites considered:

Option 1: Land rear of 2 – 5 Soham Road
 Option 2: Land off Harry Palmer Close
 Option 3: Land north of Fordham Garden Centre
 Option 4: Land between 16 - 18 Station Road
 Option 5: Land at 5 Station Road
 Option 6: Land rear of 184 Carter Street
 Option 7: Land north of 26 Isleham Road
 Option 9: Land at 78 Mildenhall Road
 Option 10: Land between 110-118 Mildenhall Road
 Option 11: Land 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

See second table below

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

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

Commentary

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

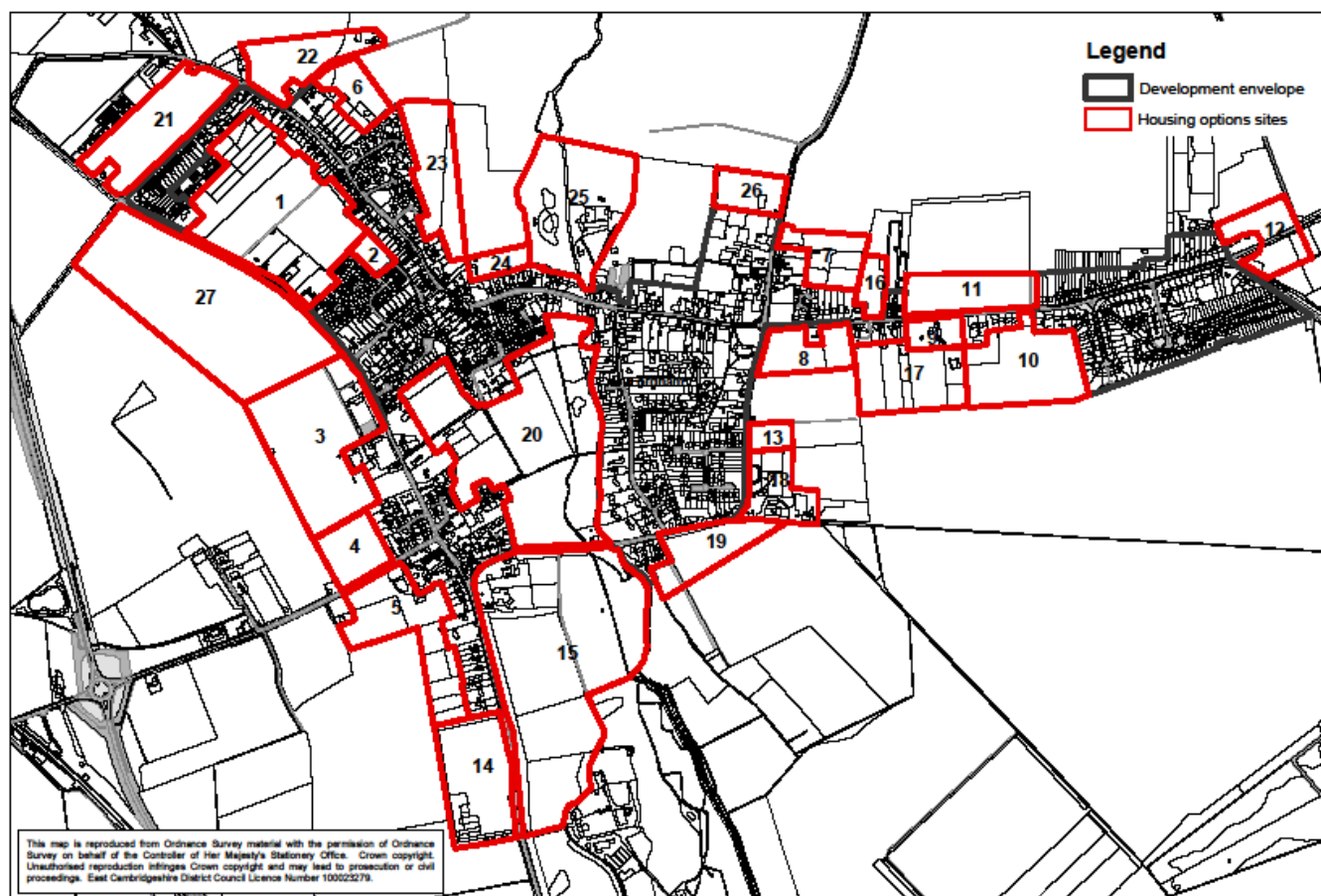
Summary of mitigation measures – The Local Plan will need to include a range of other policies and proposals that will seek to mitigate any adverse effects from housing growth. For example, policies relating to housing design and layout, and environmental protection.

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:

Option 1: Land south of Snailwell Road

Option 2: Land north of Snailwell Road

Option 3: Land at HFL

Option 4: Land north of Turners

Option 5: Land south of Landwade Road

Other sites considered:

Option 6: Land south-west of railway line

Option 7: Land off Snailwell Road

Option 8: Land north of HFL

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

Commentary

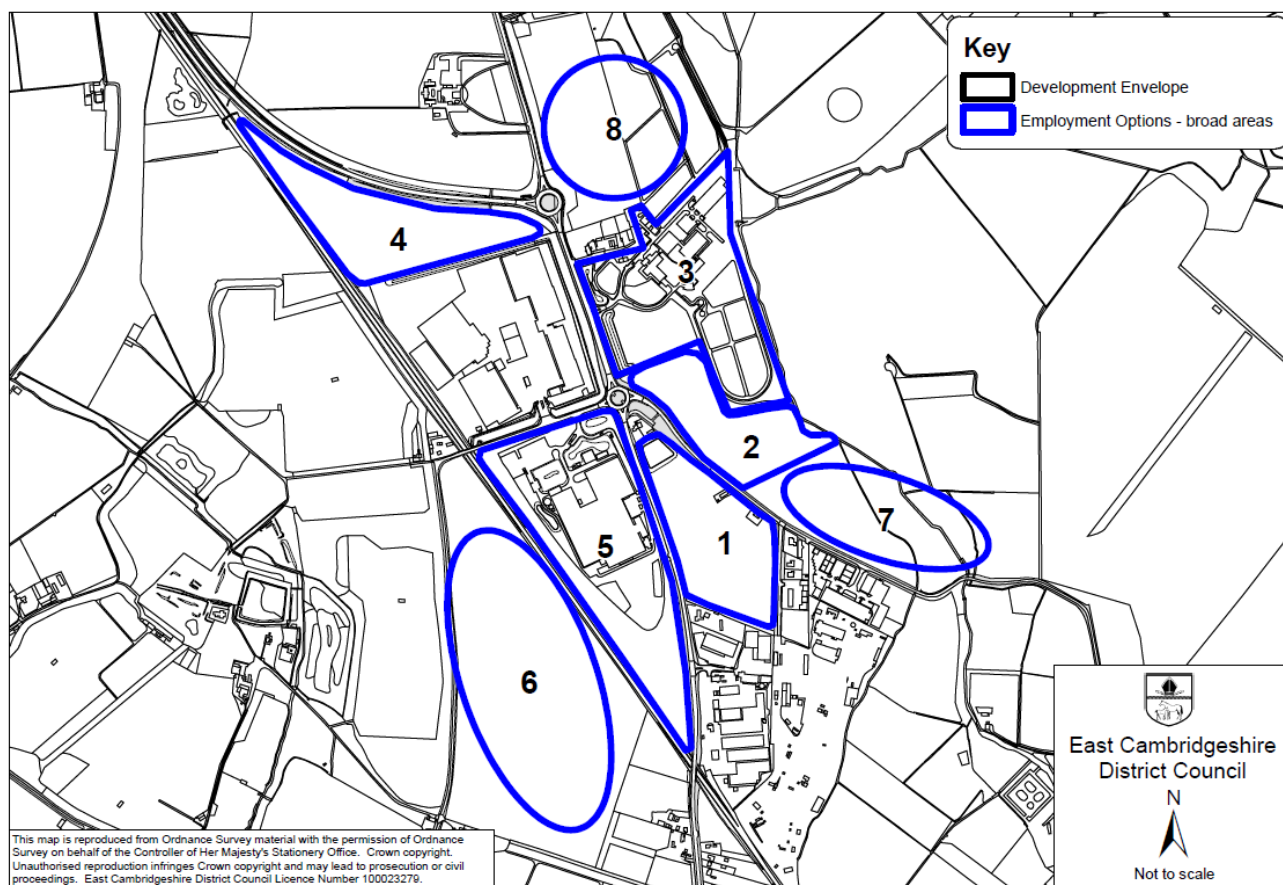
Summary of assessment – Options 3, 4 and 5 score best in terms of sustainability, as they involve the provision of additional land to enable the on-site expansion of existing key businesses (7.3), and can be developed with minima harm on the environment. Sites 4 and 5 are more visible than site 3, but good landscaping and design can help to mitigate any adverse impacts. The development of site 4 may actually serve to improve the current appearance by screening the large warehouse with new landscaping and buildings. Development on sites 1 and 2 will have some adverse impact in terms of landscape – but this can be 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	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
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:	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									
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

Proposed allocation sites:

Option 5: Land south of 5a
Fordham RoadOption 6: Land west of Hall Barn
Road (1)Option 8: Land south and west of
Lady Frances CourtOption 3: Land west of Pound Lane
(1)Option 4: Land west of Pound Lane
(2)Option 9: Land off Coates
Drove/Church Lane

Other sites considered:

Option 1: Former Allotments, Beck Road

Option 2: Land between 43 and 79 The Causeway

Option 7: Land east of Hall Barn Road/south of West Street

Option 10: Land at Little London

Option 11: Land at Station Road

Option 12: Land north of Sun Street

Option 13: Land at Sheldrick's Road/Houghton Lane

Option 14: Land east of Beck Road

Option 15: Land west of Hall Barn Road (2)

Option 16: Land east and west of Prickwillow Road

Option 17: Land east of Hall Barn Road

Option 18: Land at East Fen Road

Option 19: Land north of East Road

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

Commentary

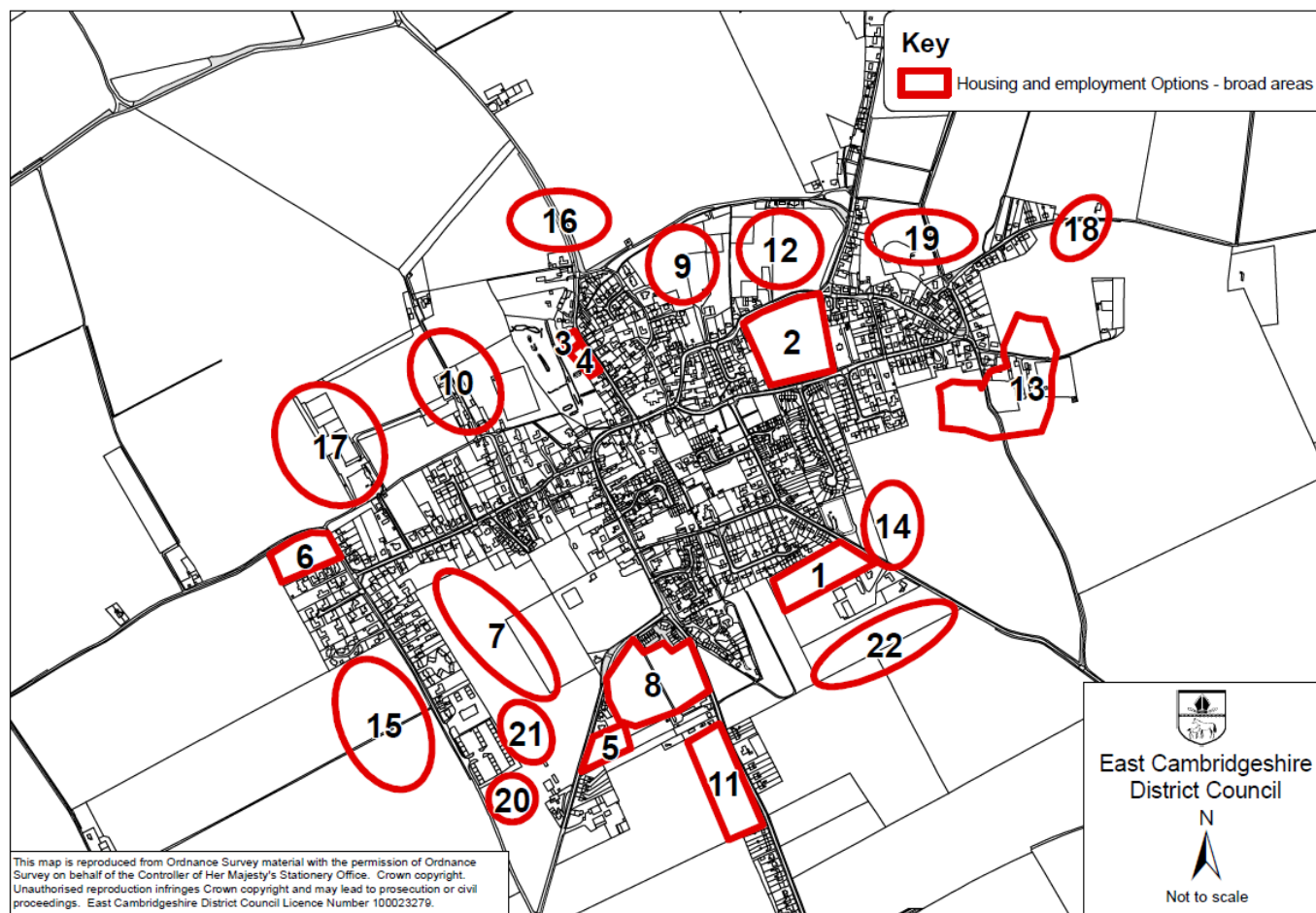
Summary of assessment – Site 5, 6 and 8 appear to score best as they could be developed without significant visual impact. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 1 may result in the loss of existing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

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

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

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

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

Commentary

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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None

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

ISLEHAM – employment sites (contd)

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

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

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

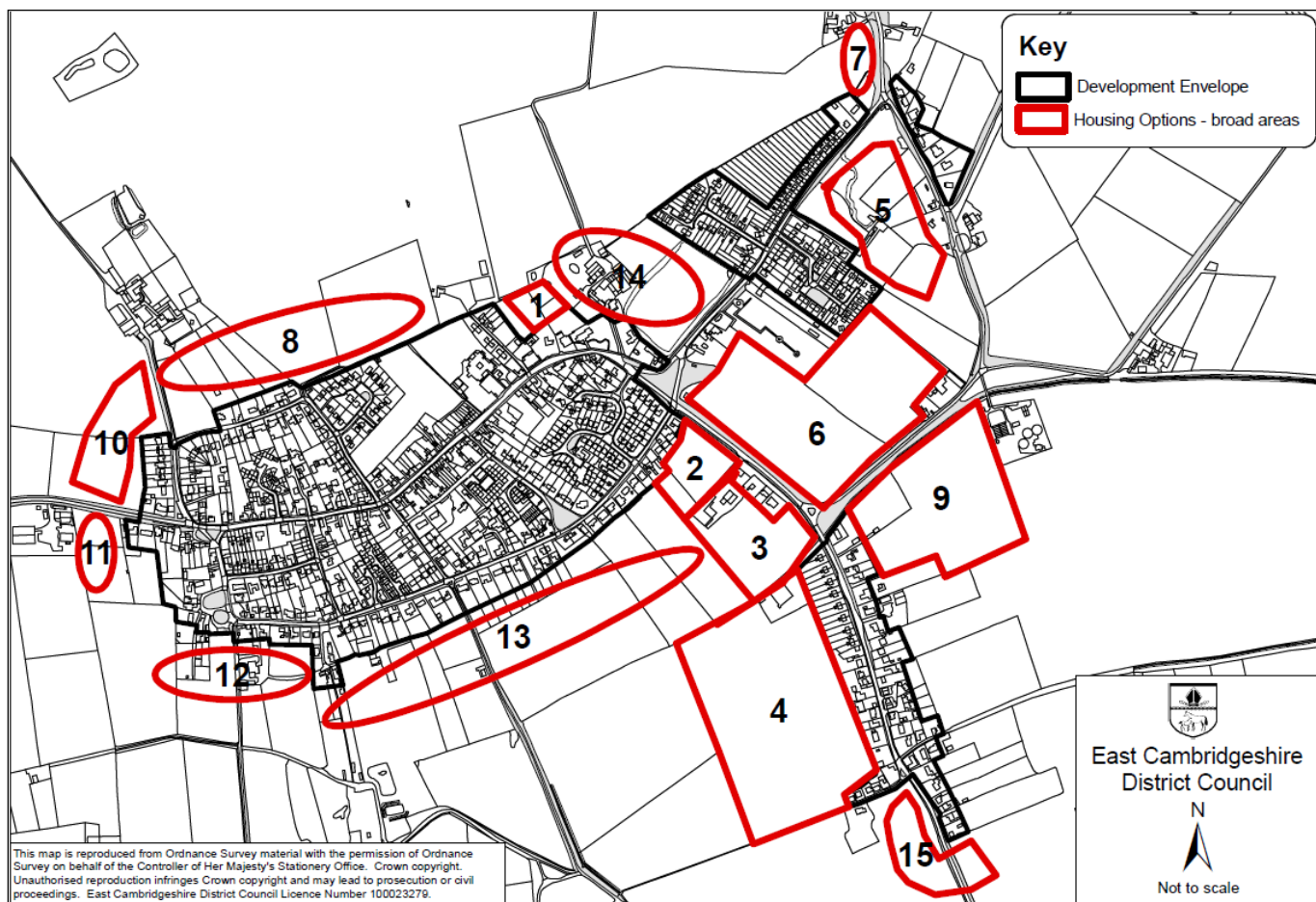
Summary of assessment – Site 2 appears to score best as it could be developed without significant visual impact or any other difficulties. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example site 13 could potentially 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 and 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

Proposed allocation sites:

Option 1: West of Woodfen Road (housing + employment)

Option 2: Land west of Highfields

Other sites considered:

Option 3: Land west of Highfields (2)

Option 4: Land west of Camel Road

Option 5: Land west of 150 Wisbech Road

Option 6: Land north of Silt Road and Back Lane

Option 7: Land west of Lynn Road

Option 8: Land north-east of City Road

Option 9: Land south-west of Fishers Bank

Option 10: Land north-east of Rijn, Padnal

Option 11: Land between Hawthorn Close and Croft Park Road, Padnal

Option 12: Land east of Hoof Close

Option 13: Land at Eastfield Farm

See second table below

Option 14: Land east of 61 – 117b Ely Road

Option 15: Land east of 123 – 129a Ely Road

Option 16: Land south of the Coppice

Option 17: Land adjacent to 100 Ely Road

Option 18: Greyfield Farm

Option 19: Land to the rear of 60 to 66 Ely Road

Option 20: Land south of Grange Lane

Option 21: Land west of the A10

Option 22: Land north of Wisbech Road

Option 23: Land north of Black Bank Drive

Option 24: Land south of Wisbech Road (1)

Option 25: Land south of Wisbech Road (2)

Option 26: Land south of the Paddocks

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	+	+	+	+	+	+	+	+	+	+	+	+	+

LITTLEPORT – housing and mixed use sites (contd)

Option 14: Land east of 61 – 117b Ely Road
 Option 15: Land east of 123 – 129a Ely Road
 Option 16: Land south of the Coppice
 Option 17: Land adjacent to 100 Ely Road
 Option 18: Greyfield Farm
 Option 19: Land to the rear of 60 to 66 Ely Road
 Option 20: Land south of Grange Lane
 Option 21: Land west of the A10
 Option 22: Land north of Wisbech Road
 Option 23: Land north of Black Bank Drove
 Option 24: Land south of Wisbech Road (1)
 Option 25: Land south of Wisbech Road (2)
 Option 26: Land south of the Paddocks

SA Objective	14	15	16	17	18	19	20	21	22	23	24	25	26
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, 2 and 3 appear to score best. Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example sites 4, 6, 8 and 9 are located in areas of significant flood risk and therefore considered to be unsuitable for significant housing growth. Option 4 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 – employment sites

Proposed allocation sites:

Option 1: West of Woodfen Road (housing + employment)

Option 5: Land west of 150 Wisbech Road

Option 22: Land north of Wisbech Road

Other sites considered:

Option 2: Land west of Highfields

Option 3: Land west of Highfields (2)

Option 4: Land west of Camel Road

Option 6: Land north of Silt Road and Back Lane

Option 7: Land west of Lynn Road

Option 8: Land north-east of City Road

Option 9: Land south-west of Fishers Bank

Option 10: Land north-east of Rijn, Padnal

Option 11: Land between Hawthorn Close and Croft Park Road, Padnal

Option 12: Land east of Hoof Close

Option 13: Land at Eastfield Farm

See second table below

Option 14: Land east of 61 – 117b Ely Road

Option 15: Land east of 123 – 129a Ely Road

Option 16: Land south of the Coppice

Option 17: Land adjacent to 100 Ely Road

Option 18: Greyfield Farm

Option 19: Land to the rear of 60 to 66 Ely Road

Option 20: Land south of Grange Lane

Option 21: Land west of the A10

Option 23: Land north of Black Bank Drive

Option 24: Land south of Wisbech Road (1)

Option 25: Land south of Wisbech Road (2)

Option 26: Land south of the Paddocks

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	++	++	++	++	++	++	++	++	++	++	++	++	++

LITTLEPORT – employment sites (contd)

Option 14: Land east of 61 – 117b Ely Road

Option 15: Land east of 123 – 129a Ely Road

Option 16: Land south of the Coppice

Option 17: Land adjacent to 100 Ely Road

Option 18: Greyfield Farm

Option 19: Land to the rear of 60 to 66 Ely Road

Option 20: Land south of Grange Lane

Option 21: Land west of the A10

Option 23: Land north of Black Bank Drive

Option 24: Land south of Wisbech Road (1)

Option 25: Land south of Wisbech Road (2)

SA Objective	14	15	16	17	18	19	20	21	22	23	24	25	
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, 5 and 22 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 23 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 – school site (primary, secondary, special area and pre-schools)

Proposed allocation sites:

Option 4: Land west of Camel Road

Option 10: Land north-east of Rijn, Padnal

Option 11: Land between Hawthorn Close and Croft Park Road, Padnal

Option 12: Land east of Hoof Close

Option 13: Land at Eastfield Farm

Other sites considered:

Option 1: Land west of Woodfen Farm

Option 2: Land west of Highfields

Option 3: Land west of Highfields (2)

Option 5: Land west of 150 Wisbech Road

Option 6: Land north of Silt Road and Back Lane

Option 7: Land west of Lynn Road

Option 8: Land north-east of City Road

Option 9: Land south-west of Fishers Bank

See second table below

Option 15: Land east of 123 – 129a Ely Road

Option 16: Land south of the Coppice

Option 17: Land adjacent to 100 Ely Road

Option 18: Greyfield Farm

Option 20: Land south of Grange Lane

Option 26: Land south of the Paddocks

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	+	+	+	+	+	+	+	+	+	+	+	+	+

LITTLEPORT – school site (primary, secondary, special area and pre-schools) cont.

Option 15: Land east of 123 – 129a Ely Road
Option 16: Land south of the Coppice
Option 17: Land adjacent to 100 Ely Road
Option 18: Greyfield Farm
Option 20: Land south of Grange Lane
Option 26: Land south of the Paddocks

SA Objective	15	16	17	18	20	26	
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 school campus 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 13 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.

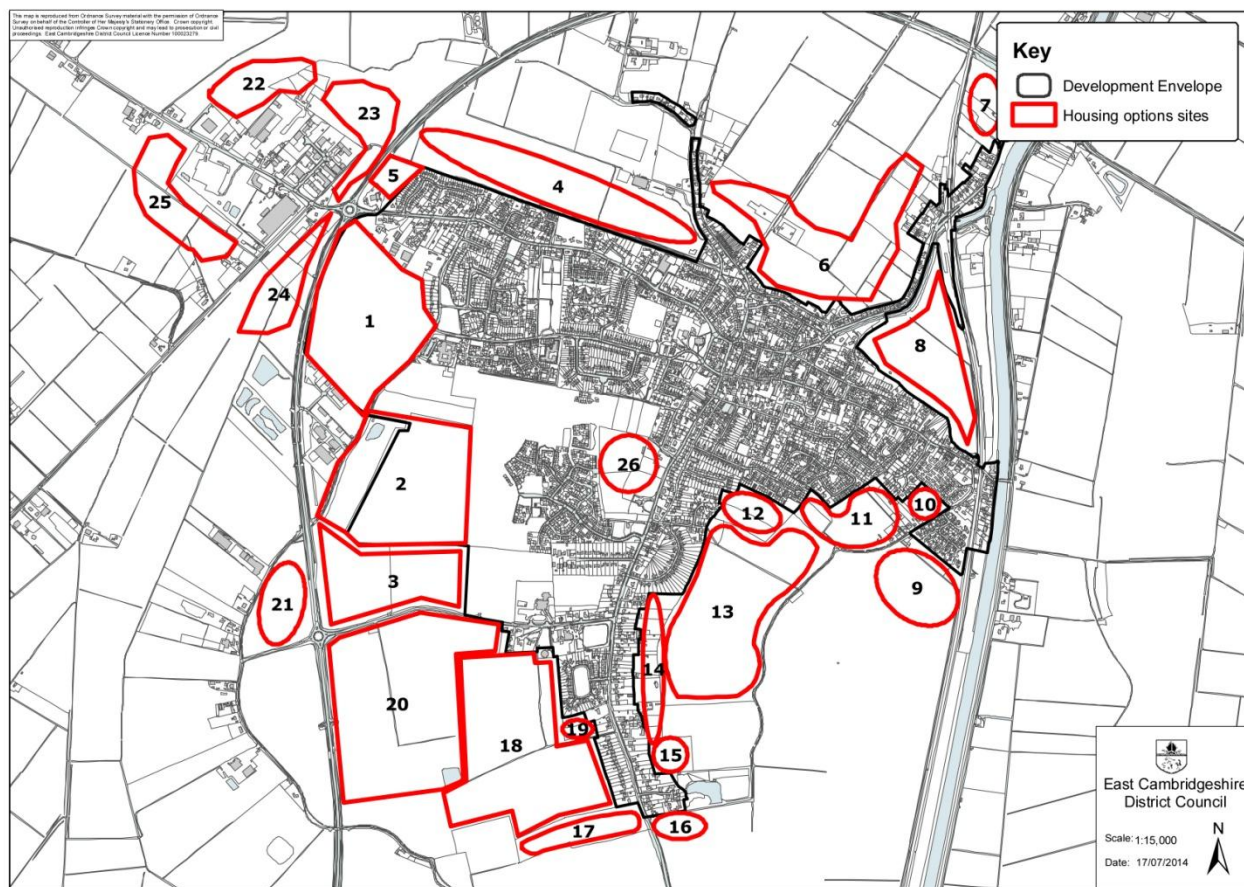
Development on other sites is considered to have potential for adverse impact on landscape/townscape character, or other issues. For example Option 8 has a lack of suitable highway access due to limitations at the Victoria Street junction.

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – If the schools 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:



Newmarket Fringe – housing and employment sitesProposed 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 DriveOption 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	+	+	+	+	+	+	+	+

Commentary

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.

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.

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.

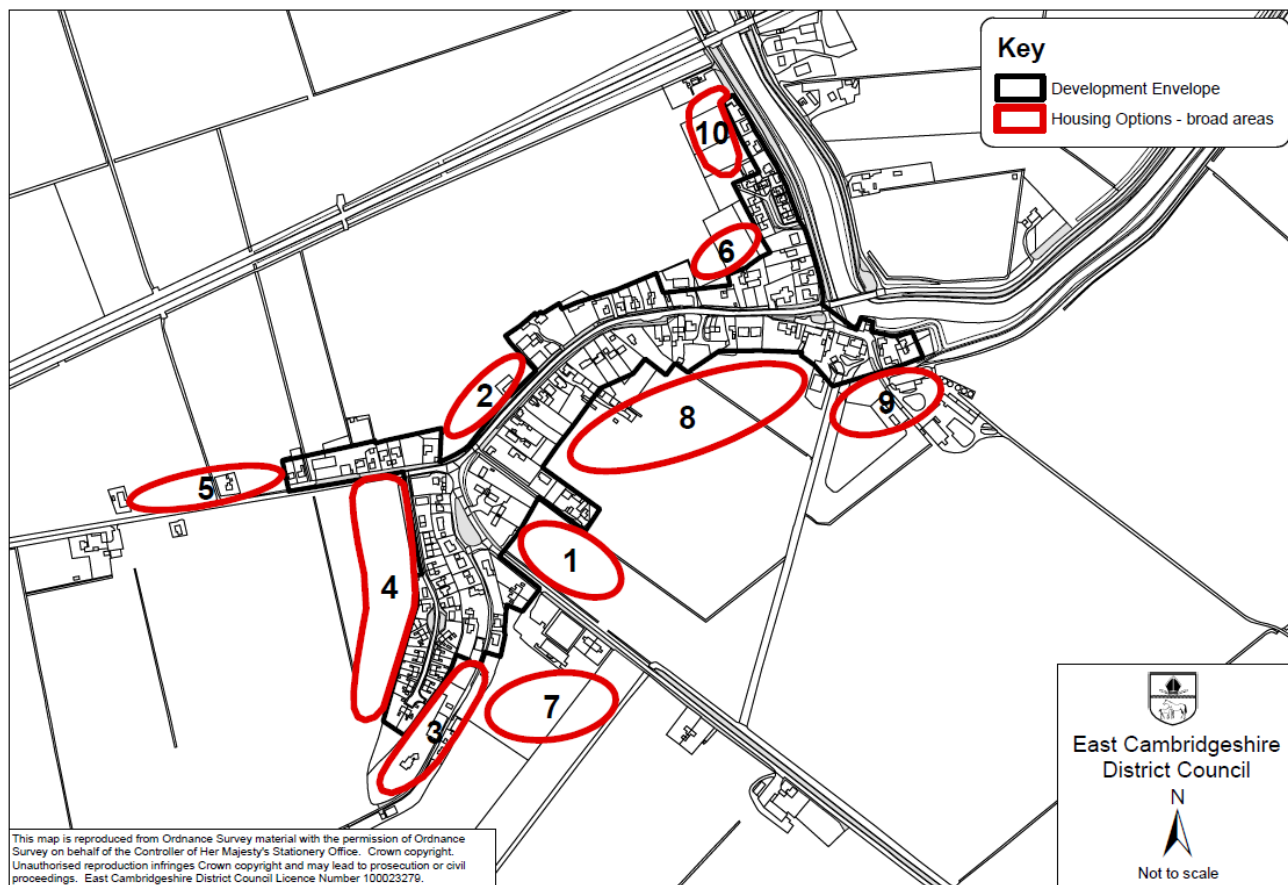
Options 5 and 7 are located beyond the natural built-up area, and would involve highly visible extensions into the countryside. Option 8 and 9 also have potential to cause harm to landscape character and the setting of the village. Access to option 8 area is also not clear – and development on option 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	~	~	~	~	~	~	~	~	~	~	~

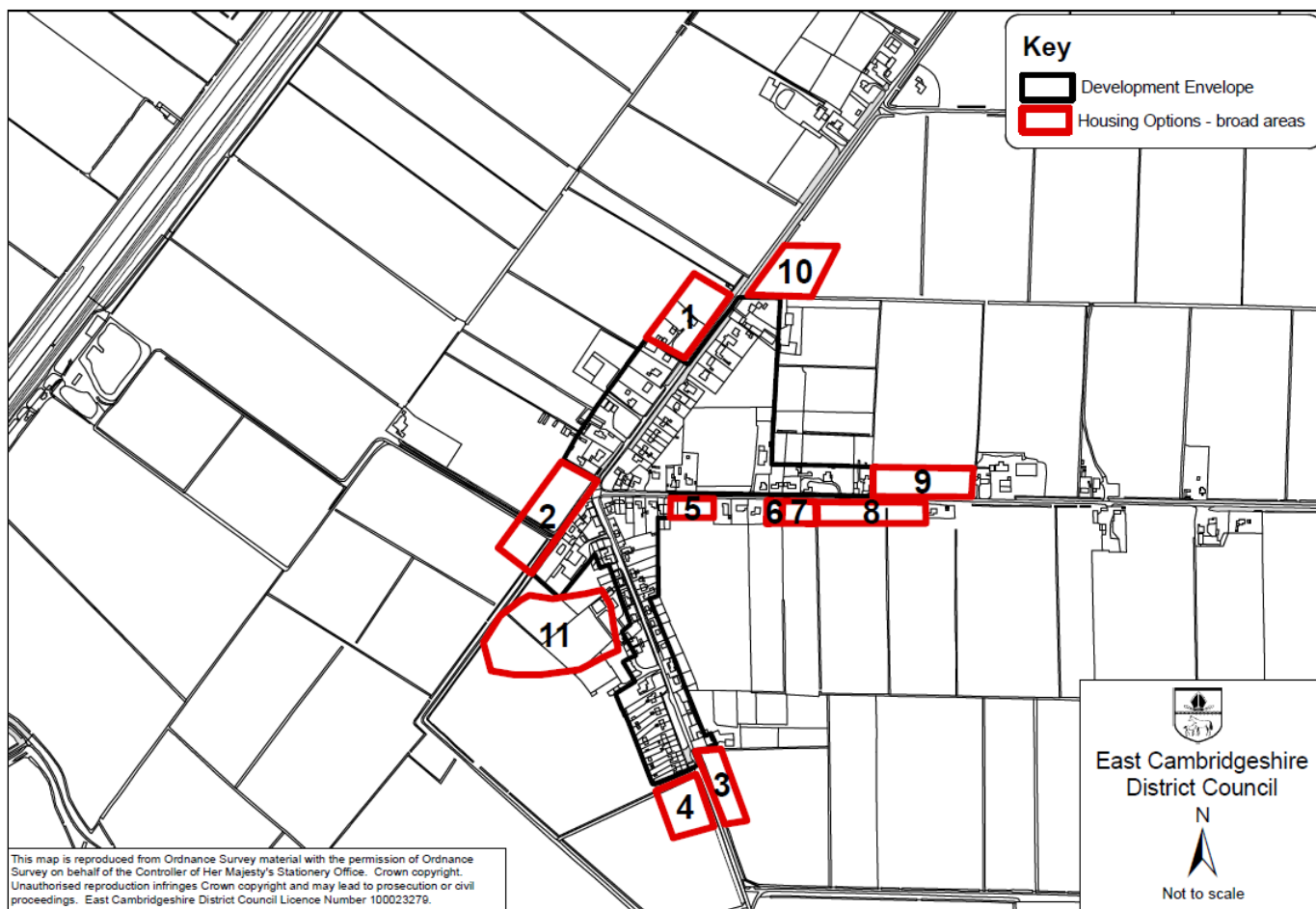
Commentary

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
 Option 4: North of Blackberry Lane
 Option 5: South of Blackberry Lane
 Option 11: Land at Fordham Road
 Option 12: Land south of Fordham Road
 Option 16: Land adjoining cemetery
 Option 19: Land off the Shade

Other sites considered:

Option 6: Land east of Greenhills
 Option 7: Land west of Greenhills
 Option 8: Land south of Longmere Lane
 Option 9: Land adjoining SSSI
See second table below
 Option 13: Land north of roundabout, Fordham Road
 Option 14: Triangle, Fordham Road
 Option 15: Downfields
 Option 16: Land adjoining cemetery
 Option 17: Land west of the Butts
 Option 18: Land off Kingfisher Drive
 Option 20: Land of Northfield Road
 Option 21: Land off Bancroft Lane
 Option 22: Land off Mereside

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 re-provision of a railway station for Soham. A significant number of the other options could also be developed without significant adverse landscape impact or have no other identified constraints. This includes sites 11, 12, 14, 16 – and parts of sites 4, 5, 10, 15, 17, 18, 19, 20 and 22.

It is considered that the development of options 8, 13 and 21 would have a significant adverse effect on the setting and character of Soham. Options 6, 7, part of 9 and part of 22 are considered unsuitable for development, as they have nature conservation designations (with sites 6, 7 and 22 being County Wildlife Sites, and 9 being a SSSI).

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.

SOHAM – housing-led/mixed use sites

Other sites considered:

Option 13: Land north of roundabout, Fordham Road

Option 14: Triangle, Fordham Road

Option 15: Downfields

Option 16: Land adjoining cemetery

Option 17: Land west of the Butts

Option 18: Land off Kingfisher Drive

Option 20: Land of Northfield Road

Option 21: Land off Bancroft Lane

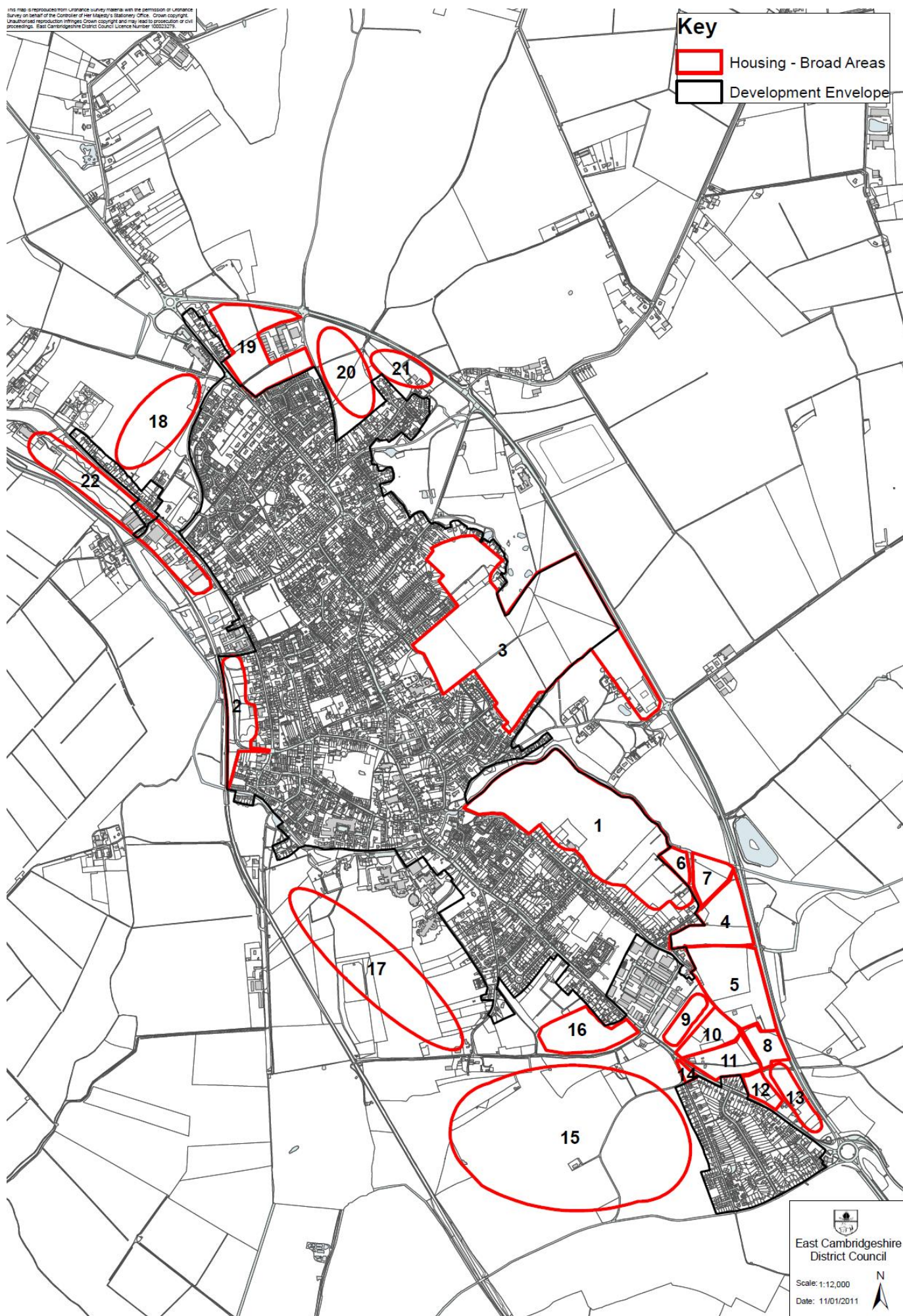
Option 22: Land off Mereside

SA Objective	12	13	14	15	16	17	18	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	+	+	+	+	+	+	+	+	+	+	--

Soham housing-led/mixed use site options:

Draft East Cambridgeshire Local Plan– Draft Final Sustainability Appraisal

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SOHAM – employment-led sites

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

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

Commentary

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

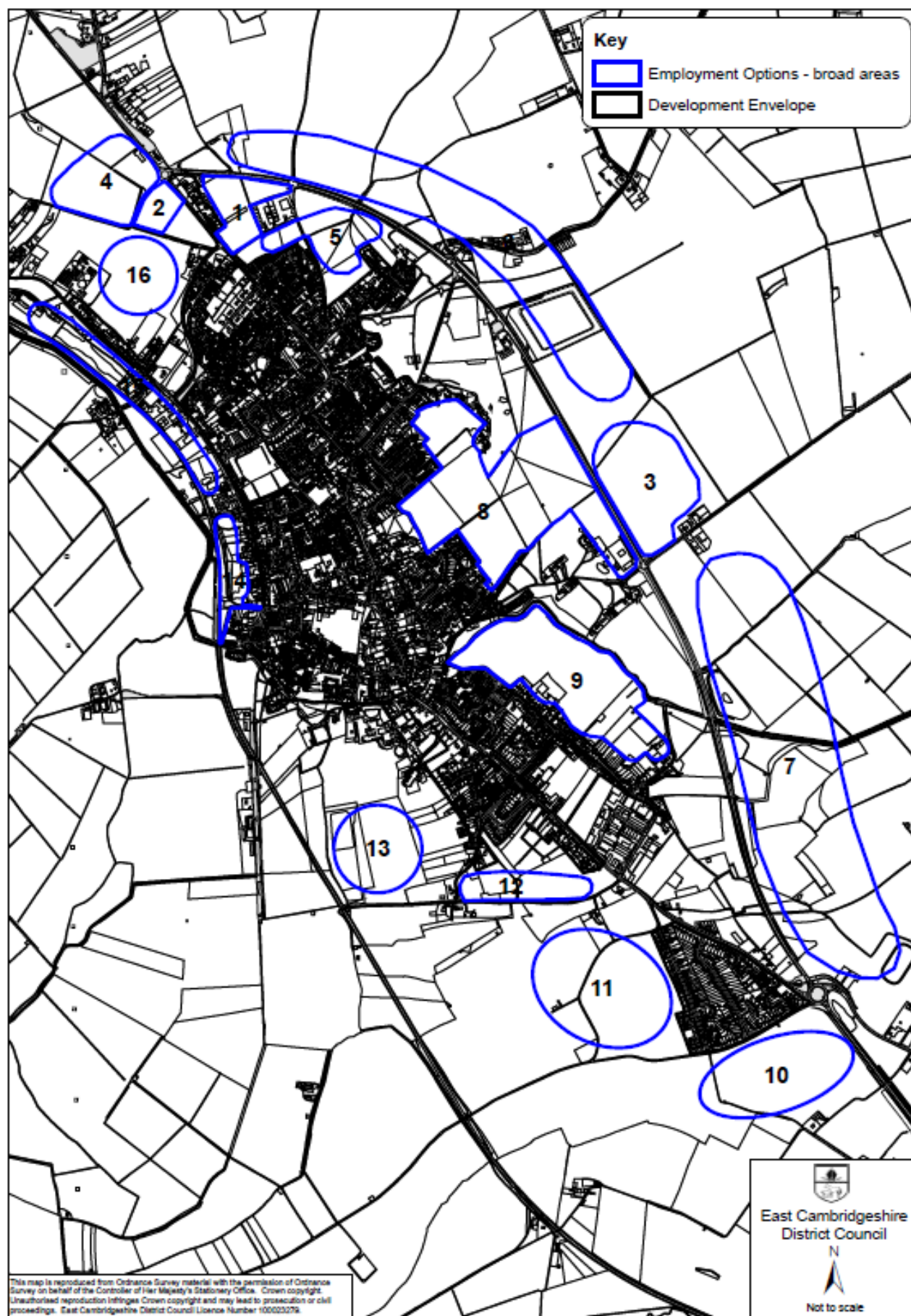
A number of the options have access issues and therefore score poorly either in terms of design and layout (3.3) or accessibility and pollutants (6.1 and 4.1). For example, Option 5 area scores poorly in terms of design and layout (3.3) as it cannot be easily accessed, and would involve the reconfiguration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

Short/medium/long term impacts – None identified

Secondary, cumulative or synergistic effects – None

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

Soham employment site options:



SOHAM – town centre opportunity sites

Proposed opportunity sites:

Other sites considered:

Option 1: Budgens area

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

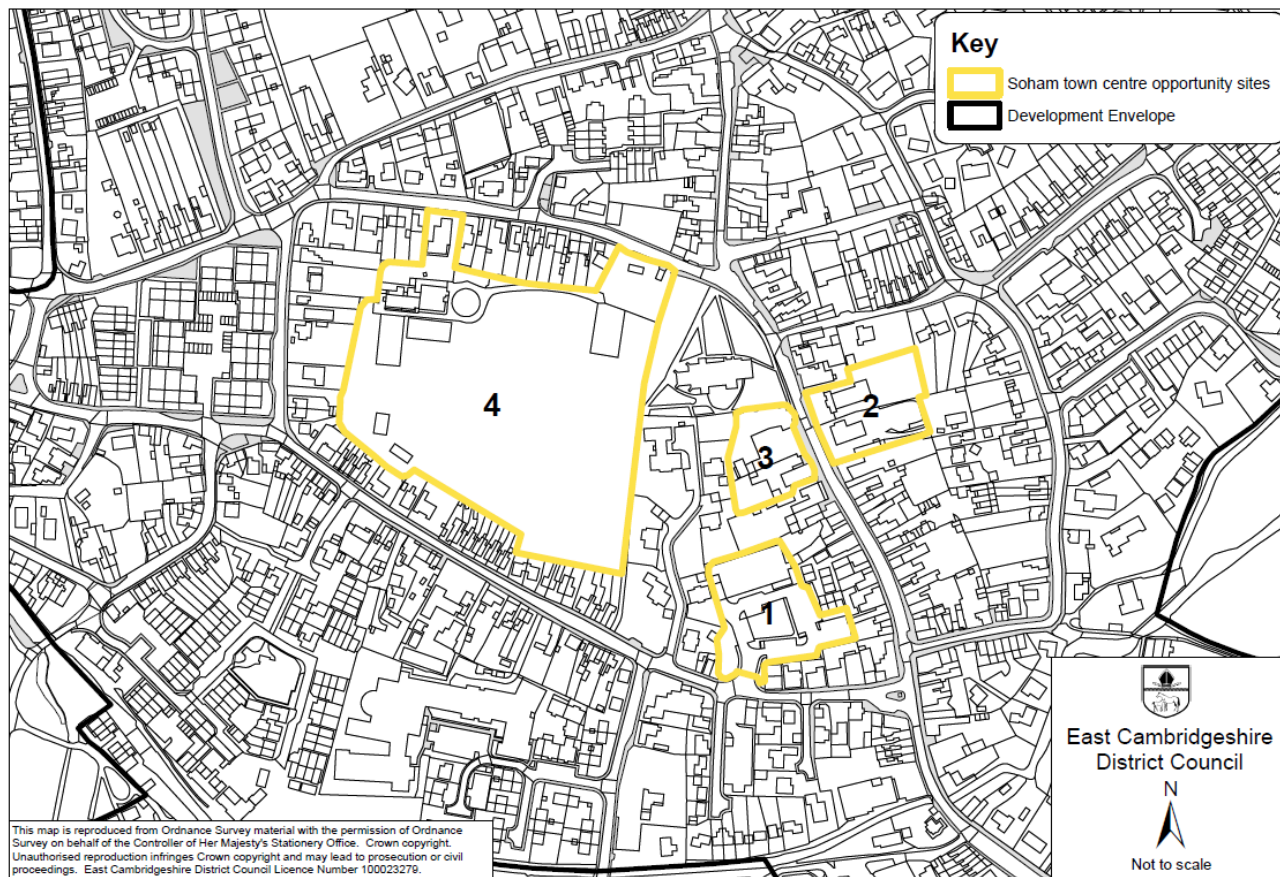
Summary of assessment – The first three options score highly against economic objectives as they would enhance the shopping hierarchy and improve vitality and viability of the city centre. All three would also have potential to improve the visual appearance of their sites. The fourth option is assumed 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

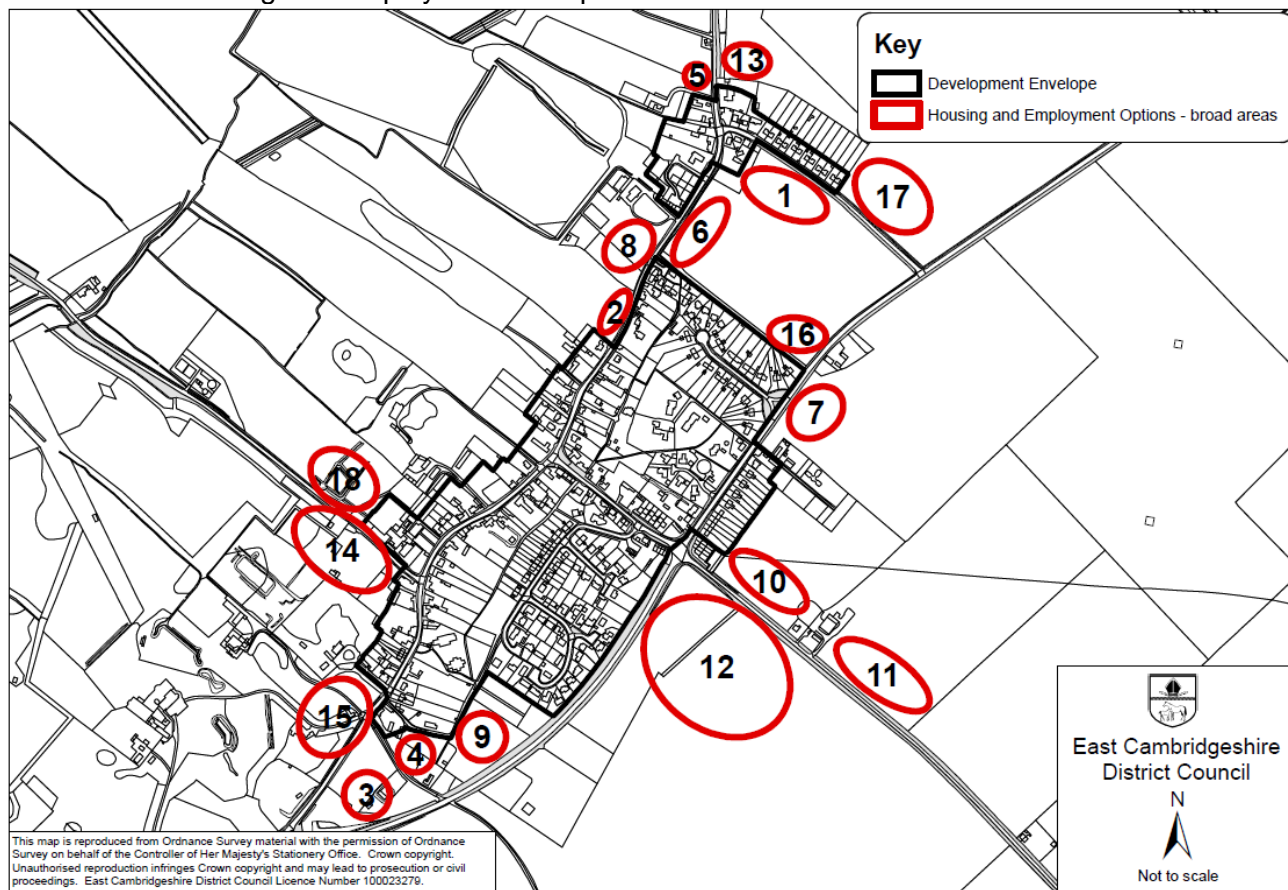
Summary of assessment – Options 10 and 11 appear most sustainable, as they are accessible to the main road network (3.3), and could be developed without visual harm to the character and setting of Swaffham Prior (3.2). Option 11 appears marginally more sustainable, as there is a gap between the site 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

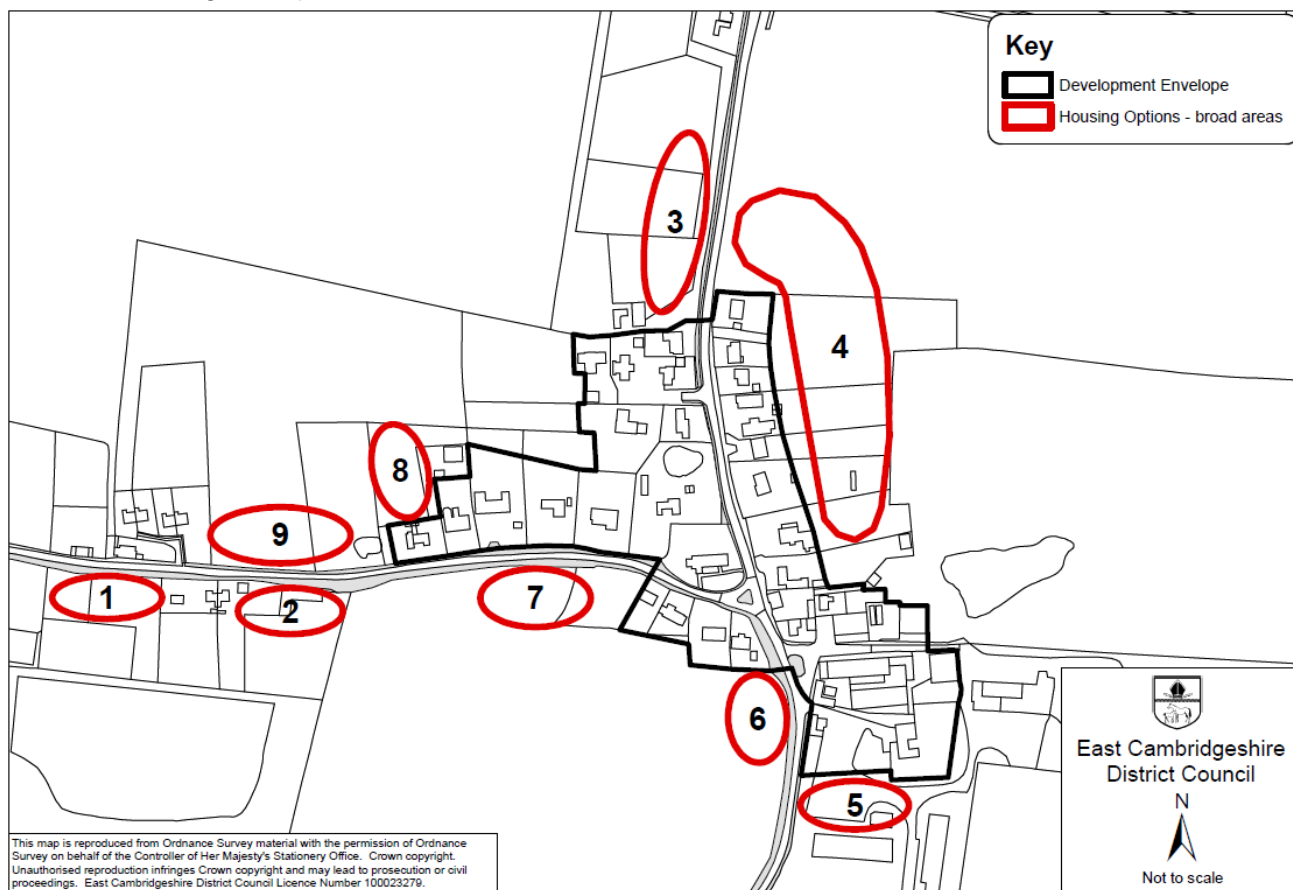
Summary of assessment – All site options have the potential to impact on the character of the village (3.2) so it will be important to ensure a high standard of design for the dwellings. However, options at the entrance to the village are considered to have the potential for greatest adverse impact –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

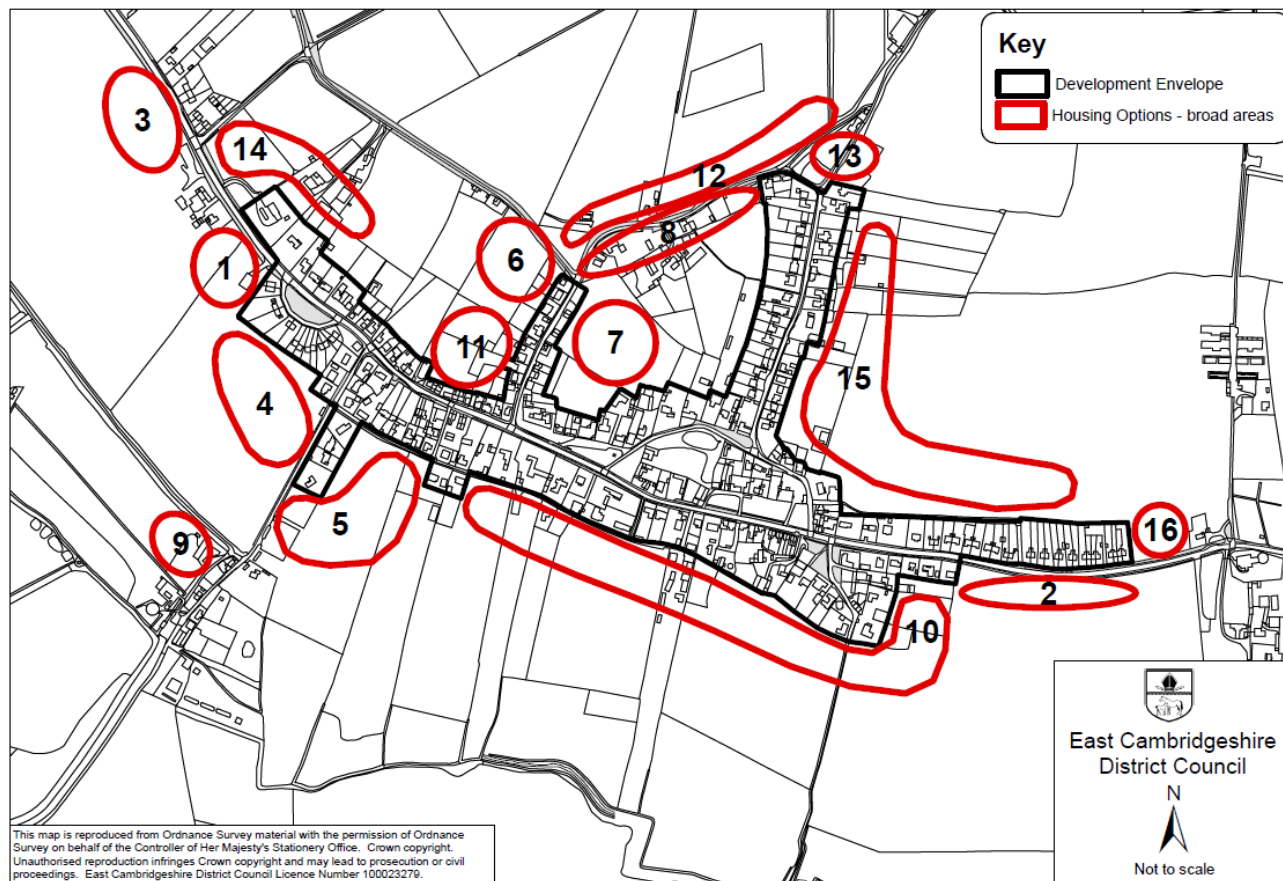
Options 1, 2, 4, 5 9 and 10 are closest to Wicken Fen - the impact on Wicken Fen is not considered to be high, but there is potential for some indirect impacts (e.g. dust /air pollution). These would need to be considered at the planning application stage.

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:	Other sites considered:	Option 13 – Land west of Meadow Court, Littleport
Option 2 – Muckdungle Corner, Newmarket Road, Bottisham (2 pitches)	Option 1 – Land adjacent to 82 Isleham Road, Fordham	Option 14 – Still Wheels, Little Thetford
Option 5 – Land adjacent to Pony Lodge, Grunty Fen Road, Witchford (2 pitches)	Option 3 – Land north of Travellers site, Church Road, Wentworth	Option 15 – Little Fen Drive, Burwell
	Option 4 – Land adjacent to Travellers site, Church Road, Wentworth (2 pitches)	Option 16 – Land east of Newmarket Road, Stretham
	Option 6 – Elmfield, Chewell's Lane, Haddenham	Option 17 – Former Depot, Brinkley Road, Stretham
	Option 7 – Land east of 82 Isleham Road, Fordham	Option 18 – Land west of Long Lane, Coveney
	Option 8 – Builders Yard, Hod Hall Lane, Haddenham	Option 19 – Land north of Coates Drive, Isleham
	Option 9 – Land east of Goodwin Farm, Heath Road, Swaffham Prior	Option 20 – Land between Long Dolver Drive and Hasse Road, Soham
	Option 10 – Land adjacent 4 Long Dolver Drive, Soham	Option 21 – Major development areas
	Option 11 – Poplar Drive, Littleport	Option 22 – Land adjacent to railway line, Second Drive, Little Downham
	Option 12 – Mowfen Drive, Littleport	Option 23 – Land at Primrose Farm, Sutton Gault
		Option 24 – Land adjacent to Shippea Hill railway station

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

Summary of assessment – 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. Option 2 has a small area located in Flood Zones 2 and 3a but development can be accommodated on the area within Zone 1. 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	~	~	~	~	~	~	~	~	~	~	~