

## 5 Further analysis of the preferred policies and proposals

### 5.1 Appraisal of the Local Plan policies and proposals

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

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

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

## Policy GROWTH 2: Locational strategy

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

### **SUMMARY**

The policy should help to deliver a range of social, environmental and economic benefits. In particular, it will help to reduce the need to travel, promote accessibility to services and facilities, protect the countryside, and help to support the rural economy. The approach represents a continuation of the current policy approach, so no significant temporal differences are identified.

### Policy GROWTH 3: Infrastructure requirements

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

Policy GROWTH 3: Infrastructure requirements		
SA Objective	Impact	Commentary
<p><b>SUMMARY</b></p> <p>New and improved infrastructure in the district will have adverse environmental impacts in the form of the usage of undeveloped land. However this policy will achieve a number of social and economic benefits as a result of the provision of new and improved infrastructure associated with development within the district. The strongest benefits are in relation to access to infrastructure accessibility (6.1), access to work (7.1), and investment (7.2).</p> <p>The benefits will be felt in the short, medium and long term as new and improved infrastructure is provided within the district. There will also be opportunities for benefits from further business development to be realised in the medium and long term.</p>		

## Policy GROWTH 4: Delivery of growth

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Allocations will mainly involve use of greenfield land
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
2.3 Access to wildlife	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.1 Historical assets	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.2 Landscape / townscape character	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
3.3 Design and layout	?	This will be determined on a site by site basis. The site specific policies should ensure that any impact is minimal.
4.1 Pollutants	~	No direct or indirect impacts identified
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+++	Allocation enables the local authority to coordinate infrastructure delivery and work with infrastructure and service providers to deliver infrastructure and services alongside growth
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	+++	Allocation of housing sites provides greater certainty over delivery
6.4 Community involvement	+	Allows community engagement in the plan-making process, including the Village/Town Vision work
7.1 Access to work	+++	Allocation of employment sites provides greater certainty over delivery
7.2 Investment	+++	Allocation of employment and infrastructure sites provides greater certainty over delivery. Also enables the local authority to co-ordinate with infrastructure and service providers.
7.3 Local economy	++	Allocation of employment, retail and infrastructure sites provides greater certainty over delivery

### **SUMMARY**

This policy seeks to ensure the delivery of identified housing, employment, retail and infrastructure needs, by identifying suitable sites for development (with additional locations for long term housing growth referred to in Policy GROWTH 1). The appraisal of the policy tests this aspect – rather than the sustainability of the individual sites (which is covered elsewhere in the appraisal document). The allocation of land can help to provide certainty for local people and developers – and aid investment in infrastructure and development. It also enables the local authority to work with infrastructure and service providers, to ensure necessary infrastructure is provided alongside development. Benefits will be felt in the medium to longer term as sites are developed.

## Policy GROWTH 5: Presumption in favour of sustainable development

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

### **SUMMARY**

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

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

## Policy GROWTH 6: Community-led development

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Most sites developed under this policy are likely to involve the use of Greenfield land
1.2 Energy use	~	No direct or indirect identified impacts
1.3 Water consumption	~	No direct or indirect identified impacts
2.1 Nature sites and species	~	No direct or indirect identified impacts
2.2 Biodiversity	?	The impact of a particular development scheme will vary on a case by case basis
2.3 Access to wildlife	?	The impact of a particular development scheme will vary on a case by case basis
3.1 Historical assets	?	The impact of a particular development scheme will vary on a case by case basis
3.2 Landscape / townscape character	?	The impact of a particular development scheme will vary on a case by case basis
3.3 Design and layout	?	The impact of a particular development scheme will vary on a case by case basis
4.1 Pollutants	~	No direct or indirect identified impacts
4.2 Waste production	~	No direct or indirect identified impacts
4.3 Climate change	~	No direct or indirect identified impacts
5.1 Health	~	No direct or indirect identified impacts
5.2 Crime	~	No direct or indirect identified impacts
5.3 Open space	?	The impact of a particular development scheme will vary on a case by case basis
6.1 Accessibility	+	The policy may involve the delivery of schemes which include community facilities or infrastructure, thereby increasing local access
6.2 Inequalities	~	No direct or indirect identified impacts
6.3 Housing need	+++	The policy is likely to deliver a significant proportion of schemes involving affordable housing – which should help to address local housing needs
6.4 Community involvement	+++	The policy is aimed at facilitating community groups to deliver development
7.1 Access to work	+	The policy may involve the delivery of housing for people who work locally – and/or community-led employment initiatives
7.2 Investment	+	The policy may involve the delivery of community-led employment initiatives and community infrastructure
7.3 Local economy	+	The policy may involve the delivery of community-led employment initiatives
<b>SUMMARY</b> The policy will help to deliver a range of social and economic benefits, including additional affordable housing for local residents and workers (6.3), and potentially additional employment opportunities (7.2 and 7.3). The policy also facilitates greater involvement of local people in shaping their local area, and should lead to more community activity (6.4). Benefits will be felt in the medium to longer term as community-led initiatives get off the ground and are realised		



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

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

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

### Policy HOU 3: Affordable housing provision

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

#### **SUMMARY**

The policy will achieve a number of benefits by ensuring that affordable housing is provided as part of open market sites within the district. The strongest benefits are in relation to housing need. No negative impacts have been identified. This policy will complement other policies relating to the provision of affordable housing sites in the countryside.

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

## Policy HOU 5: Dwellings for rural workers

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	The policy allows development of rural worker dwellings where it meets essential criteria. This will impact on the use of undeveloped land in the countryside.
1.2 Energy use	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will have a positive impact on reducing energy consumption from non-renewable sources.
1.3 Water consumption	~	There are no direct or indirect implications.
2.1 Nature sites & species	~	There are no direct or indirect implications.
2.2 Biodiversity	~	There are no direct or indirect implications.
2.3 Access to wildlife	~	There are no direct or indirect implications.
3.1 Historical assets	~	There are no direct or indirect implications.
3.2 Landscape / townscape character	-	The policy allows for development of a dwelling in the countryside which may impact the landscape character. Proposals will need to meet criteria to ensure only appropriate development according to business need is permitted, limiting the amount of development and its impact on the countryside. Strict controls and high consideration to design will ensure the negative impact is minimised or eliminated.
3.3 Design and layout	~	There are no direct or indirect implications.
4.1 Pollutants	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will have a positive impact on reducing greenhouse gas emissions by reducing the need to travel by car.
4.2 Waste production	~	There are no direct or indirect implications.
4.3 Climate change	+	Allowing essential rural workers to live onsite could reduce small volumes of agricultural traffic on roads and reduce the need for workers to travel to their holdings. This will help reduce the impact on climate change.
5.1 Health	~	There are no direct or indirect implications.
5.2 Crime	~	There are no direct or indirect implications.
5.3 Open space	~	There are no direct or indirect implications.
6.1 Accessibility	~	There are no direct or indirect implications.
6.2 Inequalities	~	There are no direct or indirect implications.
6.3 Housing need	+	The policy supports the need for essential rural workers to live on their holding to enable 24hr access.
6.4 Community involvement	~	There are no direct or indirect implications.
7.1 Access to work	+	The policy supports the need for essential rural workers to live on their holding and be available 24hrs a day which improves their access to work to and reduces the need to travel.
7.2 Investment	~	There are no direct or indirect implications.
7.3 Local economy	+	Allowing essential rural workers to live onsite could improve business efficiency and productiveness and have a positive effect on the local economy.

### SUMMARY

The policy will support dwellings for rural workers in the countryside where essential need is met through strict criteria relating to business need rather than personal need. This will ensure only proposals that are essential to the viability of the business are supported and also control the size and location to reduce the impact it will have on the locality. Strong regard to quality design will also ensure proposals will not have an adverse impact on the landscape character.

## Policy HOU 6: Residential care accommodation

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

### **SUMMARY**

The main part of this policy is in support of locating care accommodation within the development boundary of settlements that have a good range of services and facilities and accessible by foot. However, due to cost and availability of appropriate land within settlements, the council will also support some proposals where appropriate outside of development envelopes, where they are still close to local services and mitigate against the negative objectives as much as possible i.e. close to public transport routes.

## Policy HOU 7: Mobile homes and residential caravan parks

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

### **SUMMARY**

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



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

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

### **SUMMARY**

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

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

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

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

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

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

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

### **SUMMARY**

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

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

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

### SUMMARY

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

## Policy EMP 1: Retention of existing employment sites and allocations

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

### **SUMMARY**

The policy will help to deliver economic benefits, by securing a suitable supply of land to underpin economic growth and investment. Retention is particularly important in the short to medium term, prior to delivery of new employment allocations – and whilst the market is reluctant to invest in larger scale new build schemes. The policy allows some flexibility to account for circumstances where there is lack of financial viability or environmental problems – thereby not holding back change of use unnecessarily. The policy also recognises change in the General Development Order 2013 which allows permitted change of use in some cases from offices to residential use.

## Policy EMP 2: Extensions to existing businesses in the countryside

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

### **SUMMARY**

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

### Policy EMP 3: New employment development in the countryside

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	May involve development on Greenfield sites
1.2 Energy use	~	No direct or indirect impacts identified
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	Impact will vary on a site by site basis
2.3 Access to wildlife	?	Impact will vary on a site by site basis
3.1 Historical assets	?	Impact will vary on a site by site basis
3.2 Landscape / townscape character	?	Impact will vary on a site by site basis
3.3 Design and layout	?	Impact will vary on a site by site basis
4.1 Pollutants	+	Restricting new built development to sites closer to settlements should help to reduce the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	~	No direct or indirect impacts identified
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	+	Restricting new built development to sites closer to settlements should reduce the need to travel to work and other services, and enable access by foot or bike
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	+++	Will provide accessible job opportunities and encourage business development.
7.2 Investment	~	No direct or indirect impacts identified
7.3 Local economy	+++	Will encourage business development and support the rural economy. However, policy recognises the extensive new permitted development rights for change of use, as permitted by the Town and Country General Permitted Development Orders 2013 and 2014.

#### **SUMMARY**

The policy provides flexibility for local businesses to locate on small new sites on the edge of settlements, rather than on allocation sites or business parks, or on sites involving the re-use of existing rural buildings. It recognises the constraints in local supply, and seeks to provide benefits to the local rural economy. By restricting new build opportunities to small-scale and close to settlements, the policy also limits the environmental impact of the policy, and ensures that sites are close to where people live and offer opportunities to access via foot and bike. The benefits of the policy are likely to be particularly important in the short term to medium term, prior to delivery of new employment allocations – and whilst the market is reluctant to invest in larger scale new build. However, a significantly strong benefit score is not achieved in the context of the extensive permitted development rights that now exist for change of use of agricultural buildings, as permitted by the Town and Country General Permitted Development Orders 2013 and 2014.



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

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Supports the re-use of previously used land
1.2 Energy use	-	Sites may be located in remote rural locations, requiring access by car.
1.3 Water consumption	~	No direct or indirect impacts identified
2.1 Nature sites and species	~	No direct or indirect impacts identified
2.2 Biodiversity	?	No direct or indirect impacts identified
2.3 Access to wildlife	?	No direct or indirect impacts identified
3.1 Historical assets	+?	May help to preserve and enhance existing rural buildings of historical merit
3.2 Landscape / townscape character	++?	May help to preserve and enhance building of visual or architectural merit
3.3 Design and layout	?	No direct or indirect impacts identified
4.1 Pollutants	-	Allowing development in rural areas will increase the need to travel
4.2 Waste production	~	No direct or indirect impacts identified
4.3 Climate change	-	Some rural buildings in the district are located in fenland areas of medium to high flood risk
5.1 Health	~	No direct or indirect impacts identified
5.2 Crime	~	No direct or indirect impacts identified
5.3 Open space	~	No direct or indirect impacts identified
6.1 Accessibility	-	Allowing development in the countryside means that access may sometimes be poor
6.2 Inequalities	~	No direct or indirect impacts identified
6.3 Housing need	~	No direct or indirect impacts identified
6.4 Community involvement	~	No direct or indirect impacts identified
7.1 Access to work	++	Will support the rural economy. See also commentary in 7.3 below.
7.2 Investment	++	Will support investment in rural areas and potentially facilitate the re-use of attractive buildings for community or other purposes. See also commentary in 7.3 below.
7.3 Local economy	++	Will support business development and the rural economy. However, the benefits are less than previously due to recent changes to the General Permitted Development Order (as amended) which allows agricultural buildings to be used for other purposes without planning applications being submitted, in some circumstances.

#### **SUMMARY**

The policy should deliver economic benefits, helping to support rural businesses and the rural economy – as well as, in some cases, helping to protect and enhance buildings of historical, architectural and visual merit. The policy is likely to have great importance in the short term, providing an available supply of small buildings suitable for conversion, prior to the strategic employment allocations coming forward. However, the benefits are less than previously due to recent changes to the General Permitted Development Order (as amended) which allows agricultural buildings to be used for other purposes without planning applications being submitted, in some circumstances.

## Policy EMP 5: Equine development

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

### **SUMMARY**

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

## Policy EMP 6: Development affecting the horse racing industry

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

## Policy EMP 7: Tourist facilities and visitor attractions

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

### **SUMMARY**

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

## Policy EMP 8: Tourist accommodation

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

### **SUMMARY**

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

## Policy EMP 9: Holiday and seasonal occupancy conditions

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

### **SUMMARY**

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

## Policy ENV 1: Landscape and settlement character

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

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



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

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

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

**Policy ENV 3: Shopfronts and advertisements**

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

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

Policy ENV 4: Energy efficiency and renewable energy in construction		
SA Objective	Impact	Commentary
4.1 Pollutants	++	The policy requires most development to aim for zero carbon and minimize resource use. It specifically seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce CO <sub>2</sub> and NO <sub>x</sub> emissions and pollution. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
4.2 Waste production	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce waste and encourage recycling. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
4.3 Climate change	+++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to reduce run-off and flood risk. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.1 Health	++	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to enhance health and well-being through good daylighting, sound insulation, providing private space and building lifetime homes. Effective enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.2 Crime	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code awards point for development that complies with Secured by Design principles. Sensitive enforcement of the policy will contribute towards achieving the objective. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The Code sets standards that aim to meet the needs of vulnerable groups through building lifetime homes. Effective enforcement of the policy will contribute towards achieving the objective by meeting the needs of elderly people and people with disabilities. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+	The policy seeks to ensure that dwellings are built to the relevant standard in the Code for Sustainable Homes. The standards are very wide ranging in their scope and implemented effectively have the potential to improve not only the quality of housing in the District, but also the overall quality of life and the environment. This will improve the area as somewhere to live, work and invest. The benefit would usually be felt in the medium to long term as development is planned and implemented. The impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term.

Policy ENV 4: Energy efficiency and renewable energy in construction		
SA Objective	Impact	Commentary
7.3 Local economy	~	There are no direct and indirect implications.
<b>SUMMARY</b> The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of achieving greater sustainability to the future of the District. Generally the effects are strongly positive/positive, with greatest benefits in the areas related to the environment and resource use. However, the impending incorporation of the Code for Sustainable Homes into the Building Regulations means that the policy is likely to be partly superceded in the short term. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on design, resource use and climate change aimed at making the District more sustainable. It will also support policies aimed directly at improving health, equalities and the economy. The stronger benefits should be felt in the medium and long term as development proceeds and is brought into use. There may be benefits in the short term as the requirements of the policy influence the way developers conceive and bring forward proposals.		

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



**Policy ENV 5: Carbon offsetting**

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

## Policy ENV 6: Renewable energy developments

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

### **SUMMARY**

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

## Policy ENV 7: Biodiversity and geology

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

## Policy ENV 7: Biodiversity and geology

SA Objective	Impact	Commentary
6.1 Accessibility	~	There are no direct and indirect implications.
6.2 Inequalities	+	The policy seeks to protect and enhance biodiversity. Insofar as this is effective across the District all communities will benefit and this may help to reduce inequalities. The policy will work positively with other policies to tackle inequalities. The benefits will be felt in the short, medium and long term as these qualities are retained and enhanced
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to protect the natural environment. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest, e.g. in tourism. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.

### **SUMMARY**

The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of biodiversity to the future of the District. The strongest benefits are in the areas related to the environment. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on open space, resource use, the natural environment and place making. It will also support policies aimed directly at health, equalities and the economy. The benefits will be felt in the short term where the policy protects biodiversity and influences the planning and design of future development. Medium and long term benefits will be realised as development proceeds and is brought into use.

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

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

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

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



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

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

## Policy ENV 11: Conservation Areas

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

### **SUMMARY**

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

## Policy ENV 12: Listed Buildings

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

### **SUMMARY**

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

## Policy ENV 13: Locally Listed Buildings

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

### **SUMMARY**

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

## Policy ENV 14: Sites of archaeological interest

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

### **SUMMARY**

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

## Policy ENV 15: Historic parks and gardens

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

## Policy ENV 16: Enabling development

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

### **SUMMARY**

The enabling policy is essentially an 'exceptions' policy as it would permit development to take place that would otherwise not be in accordance with the development plan. Details would vary with each individual proposal. The uncertainty of the outcomes in respect of this policy reflects this variability. Work undertaken on conservation area appraisals, landscape character assessment and historic landscape characterisation will also provide more evidence on local character, cultural heritage and distinctiveness to inform decision making. The Historic Environment Record and the Buildings at Risk register could also provide evidence to help understand the impact of this policy. Synergistic effects may be realised where heritage assets brought back into use through this policy improve the local environment in association with other enhancement or regeneration measures or where additionality is achieved in terms of economic regeneration or community empowerment. Cumulative impacts may apply where a proposal affects a building that is part of a group of heritage structures which has already seen changes in character or ambience.



## Policy COM 1: Location of retail and town centre uses

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

### **SUMMARY**

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

## Policy COM 2: Retail uses in town centres

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

### **SUMMARY**

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

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

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

**Policy COM 3: Retaining community facilities**

SA Objective	Impact	Commentary
7.2 Investment	+	This policy seeks to protect facilities within communities across the District. Such facilities can provide opportunities for training. The benefits will be felt in the short, medium and long term as the facilities are retained and enhanced.
7.3 Local economy	+	The policy includes seeks the retention of commercial facilities, but allows change of use in certain circumstances. Where retention is fair and reasonable, this could benefit the local economy.

**SUMMARY**

The policy will achieve a range of benefits across the topics of the sustainability appraisal because of the importance of community facilities and open space to the future of the District. The strongest benefits are in the areas related to healthy and inclusive communities and the natural environment. Negative impacts would arise if facilities had to be retained regardless of the economics, but this is not what the policy requires. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on open space, biodiversity, design, health and community cohesion. It will also support policies aimed directly at transport and place making. The benefits will be felt in the short, medium and long term where the policy is successful in protecting community facilities.

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

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

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

**Policy COM 5: Green infrastructure**

SA Objective	Impact	Commentary
7.1 Access to work	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.2 Investment	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest. This has the potential to encourage business development. There may be particular opportunities in rural leisure and tourism with their associated jobs. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.
7.3 Local economy	+	The policy seeks to protect and improve green infrastructure. This will improve the quality of the environment and overall make the District a more attractive place in which to live, work and invest, e.g. in tourism. There is potential for the benefits to be felt in the medium and long term as the opportunities are realised.

**SUMMARY**

The policy will achieve a wide range of benefits across the topics of the sustainability appraisal because of the importance of green infrastructure to the future of the District. The strongest benefits are in the areas related to the environment and health and well being. No negative impacts have been identified. It is important that the Plan is considered as a whole and that this policy is not taken in isolation. This policy will complement and reinforce other policies on leisure, open space and the natural environment. It will also support other policies aimed directly at health, equalities, resource use, climate change and the economy. The benefits will be felt in the short term where the policy protects green infrastructure and influences the planning and design of future development. Medium and long term benefits will be realised as green infrastructure is expanded and improved.



## Policy COM 6: Telecommunications

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

Policy COM 6: Telecommunications		
SA Objective	Impact	Commentary
7.3 Local economy	++	The policy strives for superfast broadband to be provided to 95% of homes in the district. This will improve efficiency and competitiveness of businesses across the district as well as supporting Cambridgeshire's lead role in research and technology based industries, higher education and research.
<b><u>SUMMARY</u></b> The policy supports improvements to communication infrastructure including telephone, internet, including superfast broadband and advanced wireless technologies such as 3G and 4G. The policy encourages sharing of existing equipment to minimise any adverse impact on the character of the locality and should have no impact on undeveloped land.		

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

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

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

**Policy COM 8: Parking provision**

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

## Policy BAR 1: Housing allocation, land east of The Barn, Randalls Farm

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	+?	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape / townscape character	~	Site is a gap site between built-up parts of the village, so unlikely to have an adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+?	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will generate planning obligations/CIL income to invest in key community services and infrastructure.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

The policy will have a particularly significant impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy could also help to kick-start the creation of a new community facility on the former Village Hall site through planning obligations/CIL income, which will benefit the local community (2.3, 5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Other policies relating to housing design/layout and environmental protection will be important in ensuring that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy BAR 2: Housing allocation, land east of 5 Barway Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
3.1 Historical assets	~	No known direct or indirect implications.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process. Will need to ensure the layout of the scheme provides sufficient distance from the nearby foul pumping station.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	~	The Town Council and local community has indicated they would like planning obligations/CIL income received in relation to this site to be used to re-develop the former Village Hall site to provide community woodlands/open space and a new play area.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will generate planning obligations/CIL income to invest in key community services and infrastructure.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new small-scale housing development on the edge of a village. Meeting local housing needs will also benefit the local economy (7.3). The policy could also help to kick-start the creation of a new community facility on the former Village Hall site through planning obligations/CIL income, which will benefit the local community (2.3, 5.3 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Other policies relating to housing design/layout and environmental protection will be important in ensuring that adverse impacts relating to biodiversity and design and layout are mitigated (2.2 and 3.3). The policy itself seeks to ensure that any adverse amenity impact arising from the nearby foul pumping station is mitigated by allowing a minimum distance. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.



## Policy BOT 1: Housing allocation, land east of Bell Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Will involve the use of Greenfield land.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Small-scale scheme so not considered to have a significant effect – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	~	No known direct or indirect implications.
3.1 Historical assets	~	Adjacent to a Scheduled Ancient Monument. Policy seeks to mitigate against any harm.
3.2 Landscape and townscape character	~	No notable adverse impact in terms of character.
3.3 Design and layout	+	Masterplan for the site currently being developed – draft SPD due to be published in September 2013.
4.1 Pollutants	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Small-scale housing development will have some adverse impact, but not considered significant.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	The policy states that allotments should be provided as part of the open space provision on the site. There are no allotments currently in the village and the Parish Council and local community are keen to facilitate provision.
6.1 Accessibility	~	No known direct or indirect implications.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will facilitate the provision of much needed allotments in the village.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

## Policy BUR 1: Housing allocation, land off Newmarket Road

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

### **SUMMARY**

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

## Policy BUR 2: Employment allocation, land at Reach Road

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

### SUMMARY

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

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

SA Objective	Impact	Commentary
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### Policy BUR 3: Employment allocation, former DS Smith site, Reach Road

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

#### **SUMMARY**

### Policy BUR 4: Burwell Village Centre

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the development of existing retail units within the Burwell Village centre which are previously developed land.

## Policy BUR 4: Burwell Village Centre

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

### SUMMARY

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

## Policy BUR 5: The Weirs/Riverside

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

### **SUMMARY**

This policy aims to protect and enhance the attractiveness of the weirs/riverside area in Burwell by encouraging development which is sensitively designed and in scale with the character of the area. It is also intended to enhance this key open space within Burwell and provide improved pedestrian/cycle access into the area. This policy scores positively against objectives relating to landscape and townscape character, design, accessibility and the local economy (by supporting the tourism industry). Cumulative benefits will be realised in the medium to longer term as improvements are made to the river area.



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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

## Ely strategic objectives

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

## Policy ELY 1: Housing-led sustainable urban extension, North Ely

SA Objective	Impact	Commentary
1.1 Undeveloped land	--	Will involve the use of Greenfield land.
1.2 Energy use	--	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Large-scale scheme so could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	The policy seeks to mitigate against potential for increased visitor disturbance at Ely Pits and Meadows SSSI as a result of increased population associated with large-scale development. The policy also seeks to mitigate against harm to European designated sites through the requirement for a project level Appropriate Assessment. No known protected species in the vicinity.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
2.3 Access to wildlife	+	Policy involves provision of an extension to Ely Country Park.
3.1 Historical assets	-?	Area of archaeological potential, which will require pre-determination surveys.
3.2 Landscape / townscape character	-	Large open fields on the edge of the town. Development may have some adverse impact but not considered to be significant.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application and Masterplan process.
4.1 Pollutants	--	Large-scale development will have adverse impact.
4.2 Waste production	--	Large-scale development will have adverse impact.
4.3 Climate change	~	No known direct or indirect implications.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy involves provision of an extension to Ely Country Park.
6.1 Accessibility	++	Will facilitate the provision of an extension to Ely Country Park, 2 new primary schools and other infrastructure and services.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	+	Policy seeks the provision of a range of community facilities, which should assist community cohesion.
7.1 Access to work	+++	Will involve an element of employment development, providing local jobs.
7.2 Investment	++	Will facilitate the provision of an extension to Ely Country Park, 2 new primary schools and other infrastructure and services.
7.3 Local economy	+++	The provision of housing to meet local needs will benefit local economy. The provision of employment development will benefit the local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need and employment activity (6.3 and 7.1, 7.2 and 7.3) as it involves the provision of a major urban extension incorporating housing and employment development. The policy should also help to facilitate the provision of an extension to Ely Country Park, new schools and other infrastructure, which will benefit the local community (2.3, 5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, biodiversity and design and layout are mitigated (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. The Masterplan should also help facilitate good quality development. Impacts will take effect once construction starts, with effects increasing gradually over time due to the major scale of the development (which may take 15 years or more to complete).

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

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

### **SUMMARY**

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

### Policy ELY 3: A Vision for Paradise Area

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

#### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. Meeting local housing needs will also benefit the local economy (7.3). Will also involve the provision of new multi-storey carparking and other potential community uses, which will benefit the local community and the economy (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historical assets, access and design and layout are addressed (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

#### Policy ELY 4: A Vision for the Waitrose carpark area

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the development of the Waitrose car park which is previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications. Site is a concrete carpark at present.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	The policy is intended to ensure that the redevelopment of the Waitrose Car Park is sensitively designed respects the historic character of the Ely Conservation Area and incorporate key views of the Ely Cathedral. To be determined through the planning application process.
3.2 Landscape and townscape character	+	Site is an open surface carpark. Character of the area could be improved through good quality development.
3.3 Design and layout	?	The quality of design is dependent upon the proposals which come forward in the Waitrose Car Park area
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	+++	Will provide new shops and services for the community.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	+	May include an element of flats.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	+	Will provide new local jobs.
7.2 Investment	+++	Will help facilitate investment in key community infrastructure and services
7.3 Local economy	+++	This policy encourages further retail development in Ely city centre to support the attractiveness of this area for shopping.

#### **SUMMARY**

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



## Policy ELY 5: A Vision for land north of Nutholt Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	The policy supports the redevelopment of the land north of Nutholt Lane which is previously developed land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations).
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	?	To be determined through the planning application process.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	-?	The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane is sensitively designed respects the historic character of the Ely Conservation Area and incorporate key views of the Ely Cathedral.
3.2 Landscape / townscape character	+	Good quality development could enhance the appearance of this site. The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane makes the most of the landmark location and provides a positive frontage onto Lynn Road and Nutholt Lane.
3.3 Design and layout	?	The policy is intended to ensure that the redevelopment of the land north of Nutholt Lane makes the most of the landmark location and provides a positive frontage onto Lynn Road and Nutholt Lane. To be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	~	There are no direct and indirect implications.
6.1 Accessibility	?	May include community uses.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	?	May include office development.
7.2 Investment	?	May include community facilities.
7.3 Local economy	++	Housing will also help to benefit the local economy. May include office development which will benefit the economy.

### **SUMMARY**

This policy aims to encourage further residential-led development, so scores positively in terms of housing needs (6.3). It may also incorporate potential community, leisure and/or office development, so may bring community and/or economic benefits (6.1, 7.1 and 7.3). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to historic character, access and design and layout are addressed (2.2, 3.1 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy ELY 6: Ely Market Square

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Previously developed land.
1.2 Energy use	- / ~	Schemes involving built development will involve use of non-renewable resources in construction, and increase energy consumption. Other schemes will not have an adverse effect.
1.3 Water consumption	? / ~	Schemes involving built development could have some adverse effect – although likely to be partly mitigated in the context of moving towards water neutrality (under the Code for Sustainable Homes and tighter Building Regulations). Other schemes will not have an adverse effect.
2.1 Nature sites and species	~	There are no direct and indirect implications.
2.2 Biodiversity	~	There are no direct and indirect implications.
2.3 Access to wildlife	~	There are no direct and indirect implications.
3.1 Historical assets	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
3.2 Landscape and townscape character	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
3.3 Design and layout	++	The policy is intended to ensure that proposals for Ely Market square improve the character and appearance of the Market Square and its key functions as a market etc.
4.1 Pollutants	- / ~	Schemes involving built development would be more likely to have an adverse impact.
4.2 Waste production	- / ~	Schemes involving built development would be more likely to have an adverse impact.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	~	There are no direct and indirect implications.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+++	Policy aims to enhance the quality of the public open space – the market square.
6.1 Accessibility	+++	Policy aims to improve the quality of the market, which is a key community facility.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	This policy encourages sympathetic redevelopment of Ely Market square which support its function as a market (which is a key community facility).
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	+++	This policy encourages sympathetic redevelopment of Ely Market square which could encourage further investment in the area.
7.3 Local economy	++	This policy supports the town centre and the shopping hierarchy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of enhancing the appearance and quality of the market square (3.1, 3.2 and 3.3), providing a better community facility for local people (5.3, 6.1 and 7.2), and helping to boost the local economy (7.1 and 7.3). Where potential schemes involve built development there may be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to design and layout are addressed (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once schemes start. Beyond that no significant temporal differences are identified.

## Policy ELY 7: Employment-led / mixed-use allocation, Station Gateway

SA Objective	Impact	Commentary
1.1 Undeveloped land	+	Will involve the use of brownfield land.
1.2 Energy use	-	New development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	-?	Could be some adverse impact – although will be partly mitigated in the context of tighter Buildings Regulations.
2.1 Nature sites and species	?	Part of area adjacent to County Wildlife Site. Policy includes criteria to protect this asset, which will need to be considered at planning application stage.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	++	Policy seeks to ensure redevelopment enhances access to the river area and includes provision of new public open space.
3.1 Historical assets	-?	Part of area in Conservation Area. The policy includes criteria which seeks to address this issue. Will be considered through the Masterplan and planning application process.
3.2 Landscape and townscape character	+	The area could benefit from regeneration and redevelopment, which could provide a more attractive gateway to the city, and enhance the riverside area.
3.3 Design and layout	?	To be determined through the Masterplan and planning application process. The policy refers to major improvements to the A142. However, more significant benefits to design and attractiveness of the area would result if a bypass was provided and removed traffic from the Station Gateway area.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	-	Site is partly within area of high flood risk.
5.1 Health	~	No known direct or indirect implications.
5.2 Crime	~	No known direct or indirect implications.
5.3 Open space	+	Policy makes provision for areas of public open space.
6.1 Accessibility	+++	Policy includes provision for a station interchange, and provision of significantly enhanced walking and cycling links in the area.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Policy makes provision for housing development within the area.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	+++	Business development which will provide local jobs.
7.2 Investment	++	Investment in new station interchange, new public open spaces, and enhanced walking and cycling links.
7.3 Local economy	+++	Business development which will provide local jobs and benefit the local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of economic activity (7.1 and 7.3) as it involves the provision of new employment development and the regeneration of this important gateway area. The inclusion of housing development will also help to meet local housing needs (6.3), and the provision of a new station interchange, public open space and enhanced links will improve accessibility and provide key community assets (2.3, 6.1 and 7.2). The regeneration of the area should bring environmental improvements too, which will be important to get right through the Masterplanning and planning application process (2.1, 2.2, 3.1, 3.2 and 3.3). The policy seeks to ensure that impacts relating to design and layout, access and character are addressed. Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. Impacts will take effect once construction starts. The long-term nature of the scheme means that impacts will intensify in the medium to longer term as different parts of the area come forward for development.

## Policy ELY 8: Station Gateway visions by area

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

### **SUMMARY**

This assessment is identical to Policy ELY 7, as both policies relate to the redevelopment of the Station Gateway area. See above for details of Summary.

## Policy ELY 9: A Vision for Octagon Business Park

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

### SUMMARY

This policy aims to provide further retail and employment development on the edge of Ely which will also provide an attractive setting to Ely. This policy scores positively against access to work, local economy and enhancing landscape/townscape character and by ensuring good design quality. However it is expected to have significant negative effects relating to the development of undeveloped land, increased emissions and encouraging car use particularly as result of a large retail development (supermarket). Impacts will take effect once schemes start. Beyond that it is likely that adverse impacts relating to emissions will increase over time, as the population of Ely and the locality increases (with more supermarket customers).

## Policy ELY 10: Leisure allocation, land off Downham Road

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

### **SUMMARY**

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

## Policy ELY 11: Employment allocation, Lancaster Way

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

### **SUMMARY**

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



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

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

### **SUMMARY**

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



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

Policy ELY 13: Riverside Area		
SA Objective	Impact	Commentary
<p><b>SUMMARY</b></p> <p>This policy aims to protect and enhance the attractiveness of the riverside area in Ely by ensuring that sympathetic tourism, leisure and community development which respects the historic character and setting of Ely is supported. It is also intended to encourage pedestrian/cycle and landscape improvements to encourage visitors and residents into the area. This policy seeks to ensure that development in the area is of good quality in terms of design, landscape/townscape character and heritage assets – to be determined at planning application stage. The protection of the riverside area from unsympathetic development will also have a positive effect on the growth of the local tourism industry and the use of the area by local community. No temporal effects identified.</p>		

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

#### **SUMMARY**

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

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

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

#### **SUMMARY**

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

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

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

### **SUMMARY**

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

## Policy FRD 6: Employment allocation, land north of Turners

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

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.



## Policy FRD 7: Employment allocation, land south of Landwade Road

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

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of economic activity (7.1, 7.2 and 7.3) as it involves the provision of new employment development. Will also help to facilitate the provision of new bus lay-bys and bus stops on the A142 (6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to landscape (3.2), biodiversity and design and layout are mitigated (2.2 and 3.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

### Policy HAD 1: Housing allocation, land off Rowan Close

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

#### **SUMMARY**

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

## Policy HAD 2: Housing allocation, land at New Road

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

### **SUMMARY**

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

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

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

#### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

#### **SUMMARY**

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

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

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

#### **SUMMARY**

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



## Policy ISL 5: Housing allocation, land at Church Lane

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

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

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

### **SUMMARY**

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

## Policy LIT 2: Housing allocation, land west of Highfields

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

### **SUMMARY**

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

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

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

#### **SUMMARY**

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



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

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

#### **SUMMARY**

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

## Policy LIT 5: Strategy for Littleport Town Centre

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

## Policy SOH 1: Housing allocation, land off Brook Street

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

### **SUMMARY**

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



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

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

### **SUMMARY**

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

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

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

#### **SUMMARY**

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

#### Policy SOH 4: Housing allocation, land off Fordham Road

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality.
2.1 Nature sites and species	~	No known direct or indirect implications.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	Site could be developed without adverse visual or character impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	The site is located in Flood Zone 1.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Policy seeks to retain existing right of way within the site and on the eastern boundary of the site. Clispall Track is identified as key pedestrian route which should be retained.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space and improved links to the Commons and adjacent land. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

#### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. The scheme will involve the provision of open space, improved links to the Commons/countryside and other community benefits (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy SOH 5: Housing allocation, land south of Blackberry Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality.
2.1 Nature sites and species	-?	Site lies close to Soham Wet Horse Fen SSSI. The policy seeks to mitigate against harm.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	-?	Majority of the site could be developed without adverse impact. Significant green buffer adjoining the A142 is proposed to reduce the potential adverse impact on the setting of Soham.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	The site is located in Flood Zone 1.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Policy seeks to retain and enhance existing right of way which crosses the site and rights of way/green lanes which adjoin the site. It is also proposed to develop new pedestrian links from the site to these rights of way at key points on these routes.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space and improved links to the Commons and adjacent land. Could bring other benefits via S.106 and CIL.
7.3 Local economy	~	The provision of housing to meet local needs will benefit local economy. However, scheme will involve demolition of farm buildings to enable access off Brook Street.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. The scheme will involve the provision of open space, improved links to the Commons/countryside and other community benefits (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy SOH 6: Housing allocation, land north of Blackberry Lane

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Site is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality.
2.1 Nature sites and species	-?	Area adjoins East Fen Common County Wildlife Site. The policy seeks to mitigate against harm.
2.2 Biodiversity	+	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	-?	Majority of the site could be developed without adverse impact. Significant green buffer adjoining the A142 is proposed to reduce the potential adverse impact on the setting of Soham.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	The site is located in Flood Zone 1.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Policy seeks to retain and enhance Blackberry Lane and the existing public right of way which crosses the site.
6.2 Inequalities	~	No direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space and improved links to the Commons and adjacent land. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. The scheme will involve the provision of open space, improved links to the Commons/countryside and other community benefits (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy SOH 7: Housing allocation, land adjacent to cemetery

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	-?	Area adjoins County Wildlife Site. The policy seeks to mitigate against harm.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	Could be developed without adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	Site is located in Flood Zone 1.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Policy seeks to retain and enhance the existing green lanes adjoining the site.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space and improved access to the green lanes. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. The scheme will involve the provision of open space, improved links to countryside and other community benefits (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.

## Policy SOH 8: Housing allocation, land east of the Shade

SA Objective	Impact	Commentary
1.1 Undeveloped land	-	Land is Greenfield.
1.2 Energy use	-	New housing development involves the use of non-renewable resources in construction, and increases energy consumption.
1.3 Water consumption	~	Some effect but unlikely to be significant – particularly in the context of moving towards water neutrality (under the Code for Sustainable Homes).
2.1 Nature sites and species	~	No statutory designated sites in proximity to the site.
2.2 Biodiversity	?	Unclear at this stage. Details to be determined through the planning application process.
2.3 Access to wildlife	~	No direct or indirect implications.
3.1 Historical assets	-?	Area of archaeological interest. The policy seeks to mitigate against harm by requiring investigation.
3.2 Landscape and townscape character	~	Could be developed without significant adverse impact.
3.3 Design and layout	?	Unclear at this stage. Details to be determined through the planning application process.
4.1 Pollutants	-	Development will have some adverse impact, but not considered significant.
4.2 Waste production	-	Development will have some adverse impact, but not considered significant.
4.3 Climate change	~	Site is located in Flood Zone 1.
5.1 Health	~	No direct or indirect implications.
5.2 Crime	~	No direct or indirect implications.
5.3 Open space	+	Development will include the provision of new open space.
6.1 Accessibility	+	Policy seeks to retain and enhance the existing green lanes and public footpaths across the site.
6.2 Inequalities	~	No known direct or indirect implications.
6.3 Housing need	+++	Will provide housing to meet local needs.
6.4 Community involvement	~	No known direct or indirect implications.
7.1 Access to work	~	No known direct or indirect implications.
7.2 Investment	+	Will involve provision of new open space and improved access to the green lanes/footpaths. Could bring other benefits via S.106 and CIL.
7.3 Local economy	+	The provision of housing to meet local needs will benefit local economy.

### **SUMMARY**

The policy will have a particularly significant positive impact in terms of housing need (6.3) as it involves the provision of a new housing development. The scheme will involve the provision of open space, improved links to the countryside and other community benefits (5.3, 6.1 and 7.2). As with most development, there are likely to be some adverse environmental impacts in terms of resource usage, additional emissions, waste production and pollution. However, policies relating to sustainable design and construction and energy efficiency should help to reduce and mitigate these impacts. The policy seeks to ensure that adverse impacts relating to biodiversity, historical assets, flooding and design and layout are mitigated (2.2, 3.1, 3.3 and 4.3). Other policies in the Plan relating to design/layout and environmental protection will also help to reinforce this. Impacts will take effect once construction starts. Beyond that no significant temporal differences are identified.



## Policy SOH 9: Employment / mixed-use allocation, land east of The Shade

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

### **SUMMARY**

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



## Policy SOH 10: Employment allocation, land west of The Shade

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

### **SUMMARY**

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

### Policy SOH 11: Employment allocation, land east of the A142 bypass

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

#### **SUMMARY**

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

## Policy SOH 12: Town centre opportunity site, Budgens site

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

### **SUMMARY**

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

### Policy SOH 13: Town centre opportunity site, Church hall area

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

#### **SUMMARY**

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

### Policy SOH 14: Town centre opportunity site, Cooperative store area

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

#### **SUMMARY**

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

### Policy SOH 15: Town centre opportunity site, Fountain Lane recreation ground and carpark

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

#### **SUMMARY**

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

## Policy SOH 16: Green Lanes and Commons

SA Objective	Impact	Commentary
1.1 Undeveloped land	~	There are no direct and indirect implications.
1.2 Energy use	~	There are no direct and indirect implications.
1.3 Water consumption	~	There are no direct and indirect implications.
2.1 Nature sites and species	++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
2.2 Biodiversity	+++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
2.3 Access to wildlife	+++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible.
3.1 Historical assets	~	There are no direct and indirect implications.
3.2 Landscape and townscape character	+++	This policy aims to protect and enhance the wildlife, landscape and recreational quality.
3.3 Design and layout	++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible. This will contribute to developments being of high quality.
4.1 Pollutants	~	There are no direct and indirect implications.
4.2 Waste production	~	There are no direct and indirect implications.
4.3 Climate change	~	There are no direct and indirect implications.
5.1 Health	++	Providing more opportunities for walking and leisure could benefit human health.
5.2 Crime	~	There are no direct and indirect implications.
5.3 Open space	+++	Will involve improvements to the quality of open space.
6.1 Accessibility	+++	This policy aims to ensure that development schemes which contain or adjoin public rights of way or green lanes at Soham will respect the integrity of these routes into the countryside and improve these routes where possible.
6.2 Inequalities	~	There are no direct and indirect implications.
6.3 Housing need	~	There are no direct and indirect implications.
6.4 Community involvement	~	There are no direct and indirect implications.
7.1 Access to work	~	There are no direct and indirect implications.
7.2 Investment	~	There are no direct and indirect implications.
7.3 Local economy	+++	Enhanced Commons and green lanes could help boost tourism and the local economy.

### **SUMMARY**

The policy will have a significant positive impact in terms of providing local people will greater access to the countryside and wildspaces (5.3, 6.1 and 7.2). This will in turn help to boost the local economy (7.3) and improve/protect biodiversity, access to wildlife and local character and design (2.1, 2.2, 2.3, 3.1, 3.2 and 3.3). The cumulative impact of enhancements means that the positive impacts are likely to increase in the medium to long-term.

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

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

#### **SUMMARY**

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



## Policy SWP 1: Housing allocation, land off Rogers Road

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

### **SUMMARY**

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

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

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

Table 7 – Potential cumulative effects with other plans and programmes

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



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

Table 8 – Potential cumulative effects of the Local Plan

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

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	<p>There are two proposed housing allocations which are within close proximity to a scheduled monument as follows:</p> <ul style="list-style-type: none"> <li>Land east of Bell Road, Bottisham (BOT 1)</li> <li>Land at Pound Lane, Isleham (ISL 4)</li> </ul>		<p>Proposals that have an adverse effect on scheduled ancient monuments and their settings will not be permitted (policy ENV 14).</p> <p>The Local Plan policies relating to the Bottisham and Isleham housing sites require applicants to have regard to the setting and significance of the scheduled monuments and that mitigation should be provided.</p>	<p>Mitigation is also proposed for allocation sites which could have an adverse impact on a Scheduled Monument.</p>
Cumulative effects on landscape and townscape character	<p>The development of additional housing, employment and retail development will have a potential negative cumulative effect on:</p> <ul style="list-style-type: none"> <li>The historic character of settlements (particularly Burwell, Ely, Sutton, Soham and Littleport)</li> <li>The Landscape and setting of settlements (particularly Burwell, Ely, Fordham, Sutton, Soham and Littleport).</li> </ul>	-	<p>Development proposals should demonstrate that they will create positive, complementary relationships and protect and conserve and where possible enhance:</p> <ul style="list-style-type: none"> <li>Distinctive historic and landscape features</li> <li>Settlement edge, space between settlements and the wider landscape setting.</li> </ul>	<p>The Local Plan policies are expected to limit potential harm to the historic and landscape character of the district.</p> <p>The level of development which is proposed at Ely could have a negative effect on the existing character of the city.</p> <p>There may also be minor negative impacts on the historic townscapes and setting of Burwell, Sutton, Soham and Littleport.</p>
Cumulative effects on air quality	<p>The Local Plan proposes a significant amount of development:</p> <ul style="list-style-type: none"> <li>11,500 dwellings</li> <li>179ha of employment land and</li> <li>3,011m<sup>2</sup> of convenience and 10,064m<sup>2</sup> of comparison floorspace.</li> </ul> <p>Cumulatively this will have a significant adverse impact on air quality.</p>	<p>The scale of growth set out in the Local Plan will have adverse impacts on air quality associated with population growth. Increased traffic movements would lead to adverse impacts on air quality.</p>	<p>Proposals will be refused where individually or cumulatively there are unacceptable impacts arising from air quality or surface and groundwater quality.</p>	<p>There are likely to be negative cumulative effects on air quality which cannot be further mitigated.</p>
Cumulative effects on housing need	<p>The Local Plan seeks to meet the objectively assessed need for housing within the District (including Gypsy, Traveller and Travelling</p>	-	<p>There are Local Plan policies relating to the following housing issues:</p>	<p>There will be cumulative positive benefits by providing a range of housing in different</p>

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

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

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

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

Potential cumulative sustainability effects (Local Plan)				
Sustainability Issue	Potential cumulative effects	Mitigation / enhancement measures	Response within the Local Plan	Significant adverse effects
	routes to and from Isleham.			
Cumulative effects of development at Littleport (policies LIT 1 – 6)	<p>The development of approximately additional 550 dwellings will require further pre-school, primary and secondary school capacity.</p> <p>The County Council has stated that a new primary secondary and special school will be required at Littleport.</p> <p>The development of additional housing/mixed use and employment sites close to the A10 will have a negative cumulative effect as a result of increased traffic.</p> <p>The development of these sites will also have a negative cumulative effect on the character of the area close to the A10.</p>	The County Council to bring forward sufficient sites for the development of additional pre-school, primary and secondary school capacity. (Site selection technical work has been undertaken by the County Council).	<p>Reference is made to the need to the need for additional primary schools and a new secondary and new area special school at Littleport. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.</p> <p>Reference is made to landscaping to minimise the visual impact of development from the A10, Camel Road and the surrounding countryside.</p>	There will be minor negative adverse effects as a result of the development of the open land on the edge of Littleport although this could be mitigated through good design and landscaping.
Cumulative effects of development at Soham (policies SOH 1 – 14)	<p>The development of xxx additional dwellings will require further pre-school, primary and secondary school capacity.</p> <p>The County Council has stated that the primary school at the Shade will need to be expanded.</p> <p>The development of the Soham Eastern Gateway and the land east of the bypass will have a cumulative adverse impact on the landscape character of Soham.</p> <p>The development of additional housing and employment at Soham will have a negative cumulative impact as a result of increased traffic both within and on routes to and from Soham.</p>	The County Council to bring forward a scheme to expand the new primary school at the Shade, Soham.	<p>Reference is made to a new primary school at the Shade in Soham (which has the benefit of planning permission).</p> <p>Reference is made to the expansion of Weatheralls Primary School and Soham Village College. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.</p> <p>Reference is made to landscaping to minimise the visual impact from the A142, on the commons, county wildlife site, views of St Andrews Church as well as enhancing the setting of Soham.</p>	There will be minor negative adverse effects as a result of the development of sites on the edge of Soham although this could be mitigated through good design and landscaping. The site to the east of the bypass is also highly visible and will require appropriate mitigation.
Cumulative effects of development at Swaffham Prior (policies SWP 1 and 2)	<p>The development of 20 additional dwellings will require further pre-school, primary and secondary school places.</p> <p>Given the limited scale of development proposed it is not expected to have a significant effect on the local highway network. However site related</p>	-	Reference is made to the need for additional pre-school, primary and secondary school provision in the District required as a result of development. Therefore any cumulative effects will be neutral assuming sufficient educational provision is made.	None identified.



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

### 5.3 Overview of ‘strong and significant’ and ‘potentially significant’ effects

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

#### Part 1 – Spatial Strategy and policies

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

Summary of the significant effects identified within the SA: Part 1														
SA Objective	GROWTH 1	GROWTH 2	GROWTH 3	GROWTH 4	GROWTH 6	HOU 1	HOU 2	HOU 3	HOU 4	HOU 6	HOU 7	HOU 8	HOU 9	EMP 1
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 Character						++	++							
3.3 Design and layout			++			++	++					++	+++	
4.1 Pollutants	--													
4.2 Waste production	--		++											
4.3 Climate change	--										++			
5.1 Health			++										++	
5.2 Crime	--													
5.3 Open space			++											
6.1 Accessibility	--	+++	+++	+++									++	+++
6.2 Inequalities						++							+++	
6.3 Housing need	+++	++	++	+++	+++	+++		++	+++	++	++		+++	
6.4 Community involvement					+++									
7.1 Access to work		+++	+++	+++										+++
7.2 Investment		++	+++	+++										++
7.3 Local economy		++	++	++										++

Summary of the significant effects identified within the SA: Part 1 (contd)													
SA Objective	EMP 2	EMP 3	EMP 4	EMP 5	EMP 6	EMP 7	ENV 1	ENV 2	ENV 4	ENV 5	ENV 6	ENV 7	ENV 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	+++	+++	++	++	+++	++	++						

Summary of the potentially significant effects identified within the SA: Part 1															
SA Objective	ENV 9	ENV 1	ENV 11	ENV 12	ENV 13	ENV 14	ENV 15	ENV 16	COM 1	COM 3	COM 4	COM 5	COM 6	COM 7	
1.1 Undeveloped land		+++													
1.2 Energy use														++	
1.3 Water consumption															
2.1 Nature												++			
2.2 Biodiversity												++			
2.3 Access to wildlife										+++		++			
3.1 Historical assets		++	++	+++	++	++	++	++							
3.2 Character		++	+++	++	++		++			+++					
3.3 Design and layout			++												
4.1 Pollutants	+++													++	
4.2 Waste production															

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

## Part 2 – Village and Town Visions

### 5.3.3 Strong and significant beneficial effects were identified for the following SA objectives:

- 2.1 Nature sites and species: Policy SOH 11
- 2.2 Biodiversity: Policy SOH 11
- 2.3 Access to Wildlife: Policies BUR 5, SOH 11
- 3.2 Landscape and townscape character: Policies BUR 5, ELY 6, ELY 13, SOH 10, SOH 11
- 3.3 Design and Layout: Policies ELY 1, ELY 9
- 5.1 Health: Policy ELY 10
- 5.3 Open space: Policies BUR 1, ELY 6, SOH 10, SOH 11
- 6.1 Accessibility: Policies BUR 5, ELY 2, 4, 6, 7, 8, 13, LIT 5, LIT 6, SOH 1, 2, 3, 7, 8, 9, 10 and 11
- 6.2 Inequalities: Policy HOU 9 (Muckdungle Corner and Pony Lodge – traveller allocations)
- 6.3 Housing need: Policies BAR 1, BAR 2, BOT 1, BUR 1, CHV 1, CHV 2, ELY 1, ELY 2, ELY 3, ELY 5, ELY 7 and ELY 8, FRD 1, FRD 2, HAD 1, HAD 2, ISL 1, ISL 2, ISL 3, ISL 4, ISL 5, LTD 1, LIT 1, LIT 2, PRK 1, PYM 1, SOH 1, SOH 2, SOH 3, SUT 1, SWP 1, WEN 1, WEN 2, WIC 1, WIC 2, Policy HOU 9 (Muckdungle Corner and Pony Lodge – traveller allocations)
- 6.4 Community involvement: Policies LIT 6, SOH 10, SOH 11
- 7.1 Access to work: Policies BOT 2, BUR 2, BUR 3, ELY 1, ELY 7, ELY 8, ELY 9, ELY 11, ELY 12, BUR 3, FRD 3, FRD 4, FRD 5, FRD 6, FRD 7, HAD 3, ISL 6, LIT 1, 3, 4, 5, 6, SOH 1, SOH 2, SOH 3, SOH 4, SOH 5, SOH 6, SWP 2
- 7.2 Investment: Policies ELY 2, 4, 5, 6, 10, BUR 1, ELY 2, 4, 6, 10, FRD 1, LIT 6, SOH 2, SOH 3, SOH 4, SOH 7, SOH 8, SOH 9, SOH 10
- 7.3 Local Economy: Policies BOT 2, BUR 2, BUR 3, BUR 4, BUR 5, ELY 1, 2, 4, 7, 8, 9, 11, 12 and 13, FRD 3, 4, 5, 6, 7, HAD 3, ISL 6, LIT 1, LIT 3, LIT 4, LIT 5, LIT 6, SOH 2, 3, 4, 5, 6, 7, 8, 9 and 11, SWP 2

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

- 1.1 Undeveloped land: Policy LIT 5
- 2.1 Nature sites and species: Policy SOH 11
- 2.3 Wildlife: Policies ELY 7, ELY 8, SOH 1
- 3.1 Historical assets: Policy ELY 6
- 3.2 Landscape and townscape character: Policies ELY 6, ELY 10, ELY 13
- 3.3 Design and Layout: Policies BUR 5, ELY 6, ELY 13, SOH 11
- 5.1 Health: Policies SOH 3, SOH 11, Policy HOU 9 (Muckdungle Corner and Pony Lodge – traveller allocations)

5.3 Open space: Policies BUR 5, SOH 3, SUT 1

6.1 Accessibility: Policies BUR 4, ELY 1, ELY 3, FRD 1, SOH 4, SUT 1, Policy HOU 9 (Muckdungle Corner and Pony Lodge – traveller allocations)

7.1 Access to work: Policies ELY 9, SOH 7, SOH 8, SOH 9

7.2 Investment: Policies BUR 4, ELY 1, ELY 7, ELY 8, SUT 1

7.3 Local economy: Policies ELY 3, ELY 5, ELY 6

5.3.5 Strong and significant adverse effects were identified for the following SA objectives:

3.1 Historical assets: Policy ISL 4

4.1 Pollutants: Policy ELY 11

6.1 Accessibility: Policy ELY 11

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

1.1 Undeveloped land: Policies ELY 1, ELY 9

1.2 Energy Use: Policies ELY 1, ELY 11

3.2 Landscape and townscape character: Policy SOH 6

4.1 Pollutants: Policy ELY 1

4.2 Waste production: Policy ELY 1

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

6.1 Accessibility: Policies ELY 9, ELY 10.

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

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

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



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

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

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

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

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

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

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

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

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



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

**Summary of the significant effects identified within the SA: Littleport (policies LIT 1– 6)**

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

**Summary of the significant effects identified within the SA: Prickwillow (policies PRK 1)**

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

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

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

**Summary of the significant effects identified within the SA: Soham (policies SOH 1 -14 )**

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

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

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



**Summary of the significant effects identified within the SA: Wentworth (policies WEN 1 - 2)**

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

**Summary of the significant effects identified within the SA: Wicken (policies WIC 1 - 2)**

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

## 6 Monitoring

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

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

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

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

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

## **Appendix 1: Key consultation events during issues & options stage**

Draft Ely Masterplan (2009)  
Draft Soham Masterplan (2010)  
Draft Littleport Masterplan (2011)  
Ely Area Action Plan – Options Paper (July 2010)  
Site Allocations – Options Paper (July 2010)  
Aldreth Village Vision – issues and options questionnaire (Summer 2011)  
Ashley Village Vision – issues and options questionnaire (Summer 2011)  
Barway Village Vision – issues and options questionnaire (Summer 2011)  
Burwell Masterplan/Village Vision – issues and options questionnaire (September 2011)  
Black Horse Drove Village Vision – issues and options questionnaire (Summer 2011)  
Bottisham Village Vision – issues and options questionnaire (Summer 2011)  
Brinkley Village Vision – issues and options questionnaire (Summer 2011)  
Burrough Green Village Vision – issues and options questionnaire (Summer 2011)  
Chettisham Village Vision – issues and options questionnaire (Summer 2011)  
Cheveley Village Vision – issues and options questionnaire (Summer 2011)  
Chippenham Village Vision – issues and options questionnaire (Summer 2011)  
Coveney Village Vision – issues and options questionnaire (Summer 2011)  
Dullingham Village Vision – issues and options questionnaire (Summer 2011)  
Fordham Village Vision – issues and options questionnaire (Summer 2011)  
Haddenham Village Vision – issues and options questionnaire (Summer 2011)  
Isleham Village Vision – issues and options questionnaire (Summer 2011)  
Kennett Village Vision – issues and options questionnaire (Summer 2011)  
Kirtling Village Vision – issues and options questionnaire (Summer 2011)  
Little Downham and Pymoor Village Vision – issues and options questionnaire (Summer 2011)  
Little Thetford Village Vision – issues and options questionnaire (Summer 2011)  
Lode and Long Meadow Village Vision – issues and options questionnaire (Summer 2011)  
Mepal Village Vision – issues and options questionnaire (Summer 2011)  
Newmarket Fringe Vision – issues and options questionnaire (Summer 2011)  
Queen Adelaide Village Vision – issues and options questionnaire (Summer 2011)  
Reach Village Vision – issues and options questionnaire (Summer 2011)  
Snailwell Village Vision – issues and options questionnaire (Summer 2011)  
Stetchworth Village Vision – issues and options questionnaire (Summer 2011)  
Stretham Village Vision – issues and options questionnaire (Summer 2011)  
Stuntney Village Vision – issues and options questionnaire (Summer 2011)  
Swaffham Bulbeck Village Vision – issues and options questionnaire (Summer 2011)  
Swaffham Prior Village Vision – issues and options questionnaire (Summer 2011)  
Wardy Hill Village Vision – issues and options questionnaire (Summer 2011)

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

Wicken and Upware Village Vision – issues and options questionnaire (Summer 2011)

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

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

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

Woodditton and Saxon Street Village Vision – issues and options questionnaire (Summer 2011)

Prickwillow Village Vision – site options (February 2012)

Burwell Masterplan/Village Vision – site options (February 2012)

Witcham Village Vision – site options (November 2011)

Barway Village Vision – site options (November 2011)

Wentworth Village Vision – site options (May 2012)

Cheveley Village Vision – site options (May 2012)

Pymoor Village Vision – site options (May 2012)

Fordham Village Vision – site options (May 2012)

Black Horse Drove Village Vision – site options (June 2012)

Strategic issues – questionnaire (March 2012)

## **Appendix 2: Comments received from consultation bodies on Draft Final Sustainability Appraisal**

English Heritage – email dated 27<sup>th</sup> August 2013

Environment Agency – no response received

Natural England – letter dated 22<sup>nd</sup> August 2013 and email dated 20<sup>th</sup> March 2014



## **Email from English Heritage – 27<sup>th</sup> August 2013**

Dear Stewart

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

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

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

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

2. The areas you have requested comments on are:

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

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

Policy ELY9 pre-submission LP - Octagon Business Park

Options for the A142 at Ely railway crossing

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

3. Policies ELY7 and ELY 8, p222 to 224

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

4. Policy ELY9, p225

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

5. Ely southern bypass

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

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

Among our general concerns are:

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

#### 6. Cumulative effects, section 5

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

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

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

#### 7. Overview of significant adverse effects

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

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

Regards

Katharine Fletcher, Historic Environment Planning Adviser, English Heritage

## **Letter from Natural England – 22<sup>nd</sup> August 2013**

Dear Mr. Patience,

### **East Cambridgeshire Local Plan – Revised Sustainability Appraisal Report**

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

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

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

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

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

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

Yours sincerely  
Janet Nuttall  
Land Use Operations

**[janet.nuttall@naturalengland.org.uk](mailto:janet.nuttall@naturalengland.org.uk)**

**Email from Natural England – 20<sup>th</sup> March 2014**

Dear Sarah

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

I hope this is helpful.

Many thanks

Janet

**Janet Nuttall**

**Planning & Conservation Adviser**

**Land Use Ops Cambridge**

**Tel: 0300 060 1239**

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

**Sent:** 19 March 2014 11:34

**To:** Nuttall, Janet (NE)

**Subject:** HRA and revised housing figure

Dear Janet

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

Kind regards

Sarah

**Sarah Ratcliffe MRTPI**

**Forward Planning Officer**

**Email from Natural England – x August 2014**

**Email from Natural England – 18<sup>h</sup> August 2014**

Hi Stewart

Thank you for your email seeking Natural England's advice on the East Cambs Local Plan HRA screening report in light of proposals for additional housing allocations at Soham, to provide a further 510 dwellings.

I note and agree with your comment that the existing WwTW discharges into Soham Lode and is therefore unlikely to have an adverse effect on the nearest N2K sites. Subject to confirmation from Anglian Water that the existing WwTW has sufficient capacity to treat additional flows as a result of additional housing development, and EA's satisfaction with this, I don't think this should be an issue and hence is unlikely to affect the conclusions of the HRA with respect to this.

With regards to recreational disturbance, an additional 510 dwellings is not insignificant. I note that the HRA screening reports identifies that Plan policies SOH 1 and SOH 3 allocate 8ha of land for green open space for each site – the commitment to the provision of this ‘alternative green space’ provides some of the certainty required to enable the HRA to conclude that these larger allocations will not have a significant effect on N2K sites. I believe a similar approach to the additional 510 dwellings, i.e. a commitment within the amended plan policy to deliver an appropriate amount of additional (or enhanced) greenspace to serve the extra 510 dwellings, would enable the amended HRA to conclude no significant effect with regards to additional recreational pressure. It may be that the 8ha areas of GI already proposed will be sufficient to absorb the recreational pressure from the additional 510 houses but this would need to be demonstrated in terms of location/quality etc and detailed in the amended HRA and plan policy. I don’t know whether any details are available at this stage.

Does this sound like a reasonable approach? I would be happy to discuss further if that would be helpful.

Many thanks

Janet

**Janet Nuttall**

**Planning & Conservation Adviser**

**Sustainable Land Use and Regulation**

**Area 08 Beds, Herts, Essex, Cambs & Northants**

**Tel: 0300 060 1239**

Hi Janet,

As discussed East Cambs District Council is looking to identify additional housing allocation sites to meet the shortfall identified in our 5 year housing supply as identified by the Planning Inspector.

Our intention is to identify additional housing allocations at Soham which will provide 510 dwellings. These sites are expected to come forward in the next 5 years.

Please find enclosed a map showing the housing options which are being considered for allocation. It is proposed to allocate sites 4, 5, 11, 12 and 19 (part) for housing in addition to those already identified in the Local Plan (sites 1,2 and 3).

In effect we are bringing forward more housing at Soham towards the beginning of the plan period rather than towards the end.

Please find enclosed a copy of the Council’s current HRA Screening Document (Examination Document SD/28). This document identifies the potential effects of development at Soham on the nearest Natura 2000 sites (Chippenham Fen and Wicken Fen) being recreational pressure and water quality and capacity. Please find enclosed a copy of this document. It concluded that development at Soham as proposed in the Draft Local Plan is unlikely to have a significant effect on these sites (page 22 of the document).

In relation to recreational pressure it is proposed that all of the additional allocation sites at Soham will include a requirement for public open space. It is therefore considered that the additional public open space together with existing green infrastructure assets available locally will mean that any recreational pressure on the nearest Natura 2000 sites will be limited.

In relation to water quality the Environment Agency has asked that we request Anglian Water's comments on the ability of the existing Waste Water Treatment Works (WWTW) to treat additional flows as a result of additional housing development. This is to ensure that the additional housing allocations being proposed are compatible with the requirements of the Water Framework Directive.

I have contacted Anglian Water and I am currently awaiting their comments. However it is important to note that the existing WWTW discharges into Soham Lode. Therefore it is unlikely to have an adverse effect on the nearest Natura 2000 sites.

I would welcome Natural England's comments on whether additional housing allocations at Soham would change the original conclusions of the Screening Document by **Wednesday 20<sup>th</sup> August** at the latest.

If you would like to discuss anything further or require any further information please feel free to call me on (01353) 616206.

Regards

Stewart Patience

Forward Planning Officer

East Cambridgeshire District Council

[stewart.patience@eastcambs.gov.uk](mailto:stewart.patience@eastcambs.gov.uk)

(01353) 665555