

# Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report

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## Document Information

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# Non-technical Summary

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## Non-technical Summary

### Introduction

This Sustainability Appraisal supports the Huntingdonshire's Local Plan to 2036: Consultation Draft 2017. The Local Plan to 2036 is the plan for future development in the district. It identifies allocations of land for development to deliver the homes, jobs and services needed, and includes policies against which all planning applications are considered.

### What is Sustainability Appraisal?

Sustainability Appraisal (SA) is a process for assessing the social, economic and environmental impacts of a plan and aims to ensure that sustainable development (a term which is explained in the National Planning Policy Framework (NPPF)) is at the heart of the plan-making process.

It is a legal requirement that the Local Plan is subject to SA, under the Planning and Compulsory Purchase Act 2004. This Act states that the SA must comply with requirements of the SEA Directive which was transposed directly into UK law through the SEA Regulations.

The aim of the SEA is to 'provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development' (Article 1 of the SEA Directive).

The term SA is used to refer to the combined SA/SEA for the remainder of this report. An explanation of the main terms used in the document can be found in the 'Glossary'.

The overarching aim of the SA process is to ensure better decision-making and planning. SA is an iterative process which has been undertaken alongside, and informed, preparation of the Local Plan. It aims to show how the Council has appraised the effects of the Local Plan, selecting options that will contribute to achieving sustainable development.

### What does the Non-Technical Summary do?

This non-technical summary sets out the stages that make up the SA process and summarises the key findings and outputs from each stage. The information is presented in an accessible way so that readers can get a good overview and appreciation of the process and how it fits in with the production of the Local Plan. Throughout the summary links are made to the main body of the report so that readers can delve into the specific detail.

### Previous versions of the Sustainability Appraisal

This document brings together all sustainability appraisal work that has been produced so far during production of the Local Plan to 2036. A number of main sources have been brought together:

Source	Dates consulted upon
<a href="#">Sustainability Appraisal Scoping Report</a>	24 Feb - 30 Mar 2012
<a href="#">Initial Sustainability Appraisal</a>	31 Aug- 23 Nov 2012
<a href="#">Environmental Capacity Study: Additional site assessments</a>	8 Nov - 6 Dec 2013
<a href="#">Housing and Economic Land Availability Assessment: Additional Sites Consultation 2016</a>	26 Sep - 7 Nov 2016
<a href="#">Huntingdonshire's Local Plan to 2036: Wind Energy Developments</a>	21 Nov 2016 - 16 Jan 2017

### Establishing the Methodology

The methodology used for the sustainability appraisal process is set out below.

Stage	Description
<b>A:</b> <b>3 'Stage A: The Scoping Process'</b>	Known as the 'Scoping stage' the purpose of this stage is to establish the context for sustainability appraisal by assembling the evidence needed to inform the appraisal and to establish the framework, by setting up sustainability objectives and decision aiding questions, for undertaking the appraisal (Stage B).
<b>B:</b> <b>4 'Stage B: Develop options and appraise effects'</b>	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan's sustainability.
<b>C:</b> <b>5 'Stage C: Prepare the Sustainability Appraisal Report'</b>	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.
<b>D:</b> <b>6 'Stage D: Consultation and development of the plan'</b>	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.
<b>E:</b> <b>7 'Stage E: Monitoring implementation of the plan'</b>	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.

Within each stage is a set of tasks. The sustainability appraisal process is an iterative process and so tasks within stages will inform each other and may also lead to updates and changes to conclusions from previous tasks. This updating and changing of previous tasks and stages is identified in this document.

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## The Scope of Sustainability Appraisal

This section sets out the work undertaken for all of the five tasks within Stage A. It was originally presented as part of the Sustainability Appraisal Scoping Report consulted upon between 24 February and 30 March 2012.

### Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

#### Purpose of and tasks involved in Stage A

Stages/ Tasks	Actions
'A 1: Context review'	A wide range of plans, programmes, strategies and initiatives were identified under broad sustainability themes and lower level topics. These topics were checked to ensure they covered the topics required under the SEA directive. For each plan or programme, aims and objectives were assessed for how relevant they were to the Local Plan, and the most important implications for the Local Plan and/ or SA process were collated.
'A 2: Collect baseline information'	Relevant evidence about what the district is like now was gathered using the same broad sustainability themes and lower level topics identified above. In addition, for each broad sustainability theme consideration was given to what would be likely to happen without intervention by the Local Plan.
'A 3: Identify sustainability issues and problems'	The findings from stages A 1 and A 2 were brought together to identify key sustainability issues and problems, and to suggest how these could be reflected in the Sustainability Appraisal framework.
'A 4: Develop the Sustainability Appraisal framework'	Based upon the findings in stage A 3, a series of SA objectives and more detailed decision aiding questions were identified in order to appraise the effects of the Local Plan objectives, strategy, policies and allocations. These are shown below.
'A 5: Consult on the scope of the Sustainability Appraisal'	Consultation on the draft scoping report took place between 24 February 2012 and 30 March 2012. The consultation was run through the Council's <a href="#">consultation portal</a> . A summary of the main issues raised in comments and how they have been taken into account in the sustainability appraisal (feeding back into tasks A 1 to A 4) are available in Summary of Consultation and Amendments.

#### Outcomes of stage A

#### Sustainability Appraisal Framework

SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
Land, Water and Flood Risk			

1 See notes on site assessment and significant constraints below

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	<p>Will it enable the use of land that has previously been developed in preference to land that has not been developed?</p> <p>Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?</p> <p>Will it promote development in locations where higher densities are appropriate?</p>	<p>Is more than half the site Previously Developed Land (PDL)?</p> <p>Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?</p> <p>Is the site in an area where higher density development is appropriate?</p>	<p>Will it promote the use of land that has previously been developed?</p> <p>Will it promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)?</p> <p>Will it promote development at higher densities where it is appropriate?</p>
2. Protect water resources (both quality and quantity)	<p>Will it direct development away from waterways that are sensitive to changes in water quality?</p> <p>Will it direct development towards locations where water treatment capacity exists or can be added to effectively?</p>	<p>What impact will development have on water resources?</p>	<p>Will it promote a reduction in water consumption?</p>
3. Manage and minimise all forms of flood risk (taking into account climate change)	<p>Will it minimise risk to people and property from flooding, now and in the future?</p>	<p>Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), flood zone 3a, or functional floodplain (flood zone 3b)?</p> <p>Is any part of the site located in a rapid inundation zone?</p> <p>Can the site incorporate SuDS?</p>	<p>Will it ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk?</p> <p>Will it promote the use of SuDS and reduced runoff rates?</p>
<b>Green Infrastructure and Open Space</b>			

1 See notes on site assessment and significant constraints below

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Will it direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space?	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(2)</sup> ?  Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	Will it promote an increase in the quantity and quality of publicly accessible open space?  Will it promote an increase in households that have easy access to natural green space?
<b>Biodiversity</b>			
5. Protect, maintain and enhance biodiversity and habitats	Will it protect, restore, create or enhance habitats?	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?  Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(3),(4)</sup> ?	Will it promote the protection of sites designated for their nature conservation value?  Will it promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity?
<b>Landscape</b>			
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?  Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	Will development have a significant impact on the surrounding townscape or landscape?	Will it promote the protection of the diversity and distinctiveness of landscape and townscape character?  Will it improve the quality of urban, architectural and landscape design?  Will it seek to minimise the potential adverse visual effects of development?

- 1 See notes on site assessment and significant constraints below
- 2 Natural England ANGSt 'local' standard
- 3 with reference to [Natural England's protected species decision checklist](#)
- 4 subject to appropriate surveys being carried out



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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
<b>Heritage</b>			
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will it promote development which preserves and enhances the district's heritage?	Will development impact on heritage assets or their settings?	Will it promote the protection of heritage assets (including designated and non-designated) and their settings?
<b>Climate Change and Energy</b>			
8. Reduce emissions of greenhouse gases and improve energy efficiency	<p>Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?</p> <p>Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?</p> <p>Will it promote actions to tackle climate change both through adaptation and mitigation?</p>	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	<p>Will it promote actions to tackle climate change both through adaptation and mitigation?</p> <p>Will it promote an increased proportion of energy needs being met from renewable sources?</p>
<b>Pollution</b>			
9. Improve air quality	Will it recognise and tackle the causes of air pollution, particularly from traffic?	Is the site outside or adjacent to an air quality management area?	Covered by decision aiding questions for SA Objective 10
10. Avoid unnecessary light, noise and visual pollution	Will it promote the retention of the quiet rural character of the district?	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	Will it seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution?
<b>Waste and Recycling</b>			

1 See notes on site assessment and significant constraints below

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
11. Reduce waste production and increase reuse, recycling and composting	Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste Local Plan?	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?  Will development reduce waste production and increase reuse, recycling and composting?	Will it promote the reduction of waste throughout the lifetime (construction, use and redevelopment) of development?
<b>Health and Well-being</b>			
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Covered by decision aiding questions for SA Objective 4	Is the site within 500m of an existing area of open space? <sup>(5)</sup>  Is the site within 800m of an outdoor sports facility?	Will it enable people to lead healthy lifestyles, including travel choices?
13. Promote accessibility of cultural and social activities	Will it promote accessibility to cultural or social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	Will it promote accessibility of cultural or social activities?
<b>Population and Housing</b>			
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	Will the site provide an increase in residential accommodation?	Will it support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)?
<b>Deprivation, Crime and Access to Services</b>			
15. Redress inequalities	Will it help reduce poverty and social exclusion for those areas and groups most affected?	Will development address a particular housing equality issue?	Will it promote accessibility for all members of society, including the elderly and disabled?

1 See notes on site assessment and significant constraints below

5 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will it promote a reduction in levels of crime or the fear of crime?	Will development help to make the area safer?	Will it promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime?
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Will it facilitate access to basic services?	Is the site within 400m of a food shop?  Is the site within 1km of a GP surgery/ health centre?	Will it promote accessibility of services?
<b>Employment, Business, Retail and Tourism</b>			
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	Will it promote access to employment?
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will it enhance Huntingdonshire as a business location and encourage inward investment?	Will the site provide opportunities for investment to create additional jobs?	Will it support economic activity in sectors targeted for growth or in the rural economy?  Will it enable existing businesses to grow?  Will it support the vitality and viability of established retail and service centres?
<b>Education</b>			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Will it help improve the availability of training and education opportunities?	Is the site within 600m of a primary school?	Will it promote easy access to training and education?
<b>Transport Infrastructure and Commuting</b>			

1 See notes on site assessment and significant constraints below

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(1)</sup>	Development Management Policies
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Will it reduce the need to travel?	Is the site within 400m of a bus stop?	Will it support and improve community and public transport?
	Will it match areas of growth to those with better or improving transport infrastructure?	Is the site free of known major transport infrastructure constraints?	Will it help improve cycle routes, footpaths and bridleways?
		Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	Will it improve accessibility by means other than the car?

## Scoring SA appraisals

To apply the SA framework, appraisals used the following system to identify what effects the option being appraised would have for each decision aiding question:

+ + +	The likely effects of this option are considered to be positive. The '+ + +' and '+ + +' scores are intended to help enable differentiation between multiple options where positive impacts are consider likely. This is explained in the commentary
+ +	
+	
~	The likely impacts of this option are considered to be neither positive nor negative, or are very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.
?	The likely impacts of this option are considered to be uncertain with both positive and negative impacts likely and no clear indication of which may be dominant. This is explained in the commentary.
-	The likely effects of this option are considered to be negative. The '- -' and '- - -' scores are intended to help enable differentiation between multiple options where negative impacts are consider likely. This is explained in the commentary
- -	
- - -	
X	(Sites only) A significant environmental constraint has been identified and the site will not be considered suitable for allocation, regardless of other positive effects.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

1 See notes on site assessment and significant constraints below

## Develop Options and Appraise Effects

This section sets out the work undertaken for the tasks within Stages B and C. It was originally presented as part of the Initial Sustainability Appraisal Report consulted upon between 24 February and 30 March 2012.

### Stage B: Develop Options and Appraise Effects

#### Purpose of and tasks involved in Stage B

Stages/ Tasks	Actions
'B 1: Testing the plan objectives'	All 23 Spatial Objectives contained in the Stage 3 Draft Local Plan were tested for compatibility against the 21 SA objectives established in Stage A.
'B 2 - 5: Develop and appraise options'	To reflect the iterative approach to be taken with tasks B 2, B 3, B 4 and B 5 these tasks were completed together for each of the three main components of the Local Plan: Development Strategy, Policies and Site Appraisals. Evaluation of the effects of each of these components was completed using the relevant decision aiding questions established in Stage A.
B 3: Predicting the effects of the plan and alternatives	
B 4: Evaluate the effects of the plan and alternatives	
B 5: Consider ways of mitigating adverse effects and maximising beneficial effects	
'B 6: Propose measures to monitor the plan'	Monitoring indicators were identified for inclusion in the Local Plan.

#### Outcomes of stage B

##### The Strategy

A draft strategy, a series of draft policies and a series of draft site allocations were prepared for the Stage 2 consultation and subsequently amended and refined based on comments received and further evidence. At Stage 2 three main options for different amounts of housing growth were based on initial data from the East of England Forecasting model. At that stage the appraisal showed that the low growth option was the least sustainable and that the medium growth was marginally more sustainable than the high growth option. The level of growth proposed at Stage 3, based on updated evidence, is similar to the high growth option appraised at Stage 2. The Stage 2 SA is copied in this report - see Stage 2 Growth Options Appraisal.

##### The Policies

The Stage 2 consultation included draft policies for a range of strategic policies and policies dealing with specific types of development referred to as 'Development Management' policies. Since the Stage 2 consultation the policies have been refined taking account of comments received and further evidence. The appraisal took place on a draft of the policies at the end of March 2013. The resulting appraisals indicate the following:

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### Evaluation of the effects of draft policies, and changes made to mitigate adverse effects and maximised beneficial effects

Policy	Evaluation of the effects of draft policies, and consideration of beneficial changes	Subsequent significant changes made Mar-May 2013
<b>Policy 1: Strategy and Principles for Development</b>	Potentially beneficial effects with regards to 16 SA objectives and uncertain effects with regards to 7 others. The policy was considered appropriate as an overall strategy and no changes were recommended.	-
<b>Policy 2: Contributing to Infrastructure Delivery</b>	Potentially adverse effects with regards to 1 objective, potentially beneficial effects with regards to 4 others, and uncertain effects with regards to 3 others. Although providing contributions has a potentially negative effect on reducing the need to travel, and uncertain effect in relation to other matters, it was considered that this cannot be overcome by the policy which is in accordance with the applicable legislation.	-
<b>Policy 3: Communications Infrastructure</b>	Potentially beneficial effects with regards to 7 SA objectives and uncertain effects in relation to two others.	-
<b>Policy 4: Enabled Exceptions</b>	Potentially beneficial effects with regards to 5 SA objectives and uncertain effects for 4 others. No changes were recommended.	-
<b>Policy 5: Renewable and Low Carbon Energy</b>	Potentially beneficial effects with regards to three SA objectives, but uncertain whether the policy promotes the quiet rural character of the district in respect of one objective and it was noted that renewable and low carbon energy could result in noise pollution. No changes were recommended.	-
<b>Policy 6: Flood Risk and Water Management</b>	Potentially beneficial effects with regards to 5 SA objectives and uncertain effects in relation to 1 other.	An additional reference to how the Strategic Flood Risk Assessment recognises climate change was added to the reasoning of the policy between March and May 2013.
<b>Policy 7: Strategic Green Infrastructure Enhancement</b>	Potentially beneficial effects with regards to 9 SA objectives. In respect of one of those, although the policy is generally considered positive, it was noted that the policy could be clarified, particularly in relation to Paxton Pits. It is unclear whether the policy to enhance strategic green infrastructure will lead to the avoidance of unnecessary light, noise and visual pollution as in one other SA objective given the potential for enhanced access, however any increase in activity is mitigated by all the benefits of enhancing green infrastructure implicit in the policy.	Policy amended, clarifying the part relating to Paxton Pits.

Policy	Evaluation of the effects of draft policies, and consideration of beneficial changes	Subsequent significant changes made Mar-May 2013
<b>Policy 8: Development in the Spatial Planning Areas</b>	Potentially beneficial effects with regards to 13 SA objectives. Measures to maximise the potential beneficial effects were identified as including careful checking to ensure that limits to economic development are appropriately defined, and making sure that the plan is up to date to reflect proposals for improving transport infrastructure.	Policy amended so that only tourist facilities over 600m <sup>2</sup> in size require assessment.
<b>Policy 9: Development in Key Service Centres</b>	Potentially beneficial effects with regards to 8 SA objectives and the effects were unclear with regards to 6 others. The lack of clarity stemmed from the varying suitability of the key service centres for development and it was recommended that further consideration be given to whether all of the proposed key service centres were appropriately listed.	Policy amended so that Alconbury Weald would be defined as part of the Huntingdon Spatial Planning Area when developed rather than as a separate Key Service Centre.
<b>Policy 10: Development in Small Settlements</b>	Potentially beneficial effects with regards to 6 SA objectives and uncertain effects in relation to part of one objective and 6 others. Measures suggested to improve the policy included adding consideration of the extent to which proposals meet housing needs or provide for a range of different sized homes, and adding specific reference to the surrounding landscape.	Policy amended to add reference to the mix of housing type and the effect on the character of the settlement and surroundings.
<b>Policy 11: The Relationship Between the Built-up Area and the Countryside</b>	Potentially beneficial effects with regards to 5 SA objectives. The effects of the policy were uncertain in relation to part of one objective and 5 others. Measures suggested to improve the policy included clarifying the definition of the built-up area; and amending the section on replacement buildings to promote use of lower grade land where a choice exists.	Policy amended to clarify the built-up area definition and to refer to the value of the agricultural land when considering replacement buildings.
<b>Policy 12: Gypsies, Travellers and Travelling Showpeople</b>	Potentially adverse effects with regards to one objective, potentially beneficial effects with regards to 4 other objectives and uncertain effects in relation to one other objective which is to avoid unnecessary light, noise and visual pollution as development may occur in rural areas. The adverse effect with regards to SA Objective 1 could be overcome if development was directed towards previously developed land or built-up areas however the numbers of sites are expected to be few to meet the identified need.	Policy guidance was amended to indicate a preference for previously developed land.
<b>Policy 13: Quality of Design</b>	Potentially beneficial effects with regards to 4 SA objectives and uncertain effects in respect of 2 others. No changes were recommended.	-
<b>Policy 14: Reducing Carbon Dioxide Emissions</b>	Potentially beneficial effects with regards to 4 SA objectives, and uncertain effects in relation to 1 other. The recommendation was that the policy should be reviewed in	Policy amended to delete a requirement for a 10% reduction in carbon dioxide emissions.



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Policy	Evaluation of the effects of draft policies, and consideration of beneficial changes	Subsequent significant changes made Mar-May 2013
	relation to the costs it imposes on developers, particularly if those costs are not imposed in other similar authorities.	
<b>Policy 15: Ensuring a High Standard of Amenity</b>	Potentially beneficial effects with regards to 3 SA objectives. No changes were recommended.	-
<b>Policy 16: Advertising</b>	Potentially beneficial effects with regards to 2 SA objectives. Additional reference to heritage assets and conservation areas was recommended to improve the policy. It is uncertain whether this policy on advertisements will result in improvements to the quality of design as indicated in the decision aiding question, as advertisements are not generally considered to enhance the townscape character. However, the impact is likely to be limited as advertisements which meet the policy will not be overly obtrusive nor numerous.	Policy amended to make additional references to heritage and conservation areas.
<b>Policy 17: Sustainable Travel</b>	Potentially beneficial effects with regards to 2 SA objectives. It was recommended that the policy could be amended to be more explicit about maximising opportunities for linkages and improvements to community and public transport.	Policy guidance amended to add in examples of how public transport can be supported.
<b>Policy 18: Parking Provision</b>	Potentially beneficial effects with regards to 1 SA objective but also some uncertain effects in relation to 2 others.	Policy amended to make it clearer and to encourage the use of public transport, walking and cycling.
<b>Policy 19: Supporting a Strong Local Economy</b>	Potentially beneficial effects with regards to 3 SA objectives and uncertain effects in relation to one other. No changes were recommended.	-
<b>Policy 20: Ensuring Town Centre Vitality and Viability</b>	Potentially beneficial effects with regards to 4 SA Objectives. The policy does not make explicit reference to character issues as covered in SA Objective 6, but this is dealt with in other policies.	-
<b>Policy 21: Rural Economy</b>	Potentially beneficial effects with regards to 4 SA objectives and uncertain effects with regards to 2 others. Additional text was recommended in relation to proposals for facilities associated with strategic green infrastructure to prevent adverse impacts on nature conservation sites.	Policy was amended to add reference to the need to avoid adverse effects on sites designated for their nature conservation value.
<b>Policy 22: Tourism, Sport and Leisure Development</b>	Potentially adverse effects with regards to SA Objective 1 in that the agricultural land class is not mentioned in the policy. There is however a wider reference to sustainability and amendments could reflect agricultural land class as a sustainability factor. The policy is considered to have	Policy guidance was amended to add in the agricultural land class as a matter to consider.



Policy	Evaluation of the effects of draft policies, and consideration of beneficial changes	Subsequent significant changes made Mar-May 2013
	<p>potentially beneficial effects with regards to 5 other SA objectives. There are uncertain effects in relation to 2 SA objectives in that development could occur on greenfield land and does not necessarily protect water resources. Given the small number of tourism, sport and leisure facilities likely to come about in the countryside these uncertainties are not significant.</p>	
<p><b>Policy 23: Local Services and Facilities</b></p>	<p>Potentially beneficial effects with regards to 5 SA objectives. No changes were recommended.</p>	<p>-</p>
<p><b>Policy 24: Housing Mix</b></p>	<p>Potentially beneficial effects with regards to 2 SA objectives. No changes were recommended.</p>	<p>-</p>
<p><b>Policy 25: Affordable Housing Provision</b></p>	<p>Potentially beneficial effects with regards to 3 SA objectives. No changes were recommended.</p>	<p>-</p>
<p><b>Policy 26: Homes in the Countryside</b></p>	<p>Potentially beneficial effects with regards to 6 SA objectives. In relation to SA Objective 1 is not certain that the policy will minimise development on greenfield land and it was recommended that the policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible. Additional reference to design could be added in respect of homes for rural workers to maximise the beneficial effects.</p>	<p>Policy was amended to refer to the building platform on replacement buildings and to the need for good design in respect of homes for rural workers.</p>
<p><b>Policy 27: Residential Moorings</b></p>	<p>Potentially beneficial effects with regards to 3 SA objectives. It was uncertain whether the policy adequately meets the SA Objective 5 regarding biodiversity and habitats. It was recommended that the policy make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity. It was also noted that the policy could be more specific about the requirement applying to displaced flood risk in addition to risk in the immediate surroundings.</p>	<p>Policy was amended to be more specific about displaced flood risk and to seek to protect nature conservation sites.</p>
<p><b>Policy 28: Biodiversity and Protected Habitats and Species</b></p>	<p>Potentially beneficial effects with regards to 1 SA objective. However the policy did not address the potential to reverse the decline in species and could be amended to promote this.</p>	<p>Policy was amended to promote a reversal in the decline in species.</p>
<p><b>Policy 29: Trees, Woodland and Related Features</b></p>	<p>Potentially beneficial effects with regards to 2 SA objectives. The effects were uncertain in relation to SA Objective 5 as this matter is dealt with elsewhere in the Local Plan. It was recommended that the policy be improved by more positively facilitating protection of landscape and townscape character.</p>	<p>Policy was amended to facilitate protection of landscape and townscape character.</p>

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Policy	Evaluation of the effects of draft policies, and consideration of beneficial changes	Subsequent significant changes made Mar-May 2013
<b>Policy 30: Open Space</b>	Potentially beneficial effects with regards to 4 SA objectives. It was unclear whether the policy seeks to minimise the potential adverse visual effects of all development which is one of the decision aiding questions for SA Objective 6. However the policy will result in beneficial effects in relation to this objective overall, in that it will help to protect, maintain and enhance landscape and townscape character. No changes were recommended.	-
<b>Policy 31: Heritage Assets and their Settings</b>	Potentially beneficial effects with regards to 2 SA objectives and uncertain effects in relation to 2 others as the objectives promote renewable energy and accessibility, but these may be constrained in heritage buildings. In this case the advantages of retaining heritage are considered to outweigh these disadvantages. It was noted that the policy could be improved by distinguishing between heritage assets of differing levels of significance.	-

## The Sites

Various new sites put forward during the consultations were included in the draft Environmental Capacity Study and an SA of each site was completed as part of their consideration. For those sites included in Stage 2 the policies have been refined taking account of comments received. Reference should be made to the Environmental Capacity Study for individual SAs.

## Stage C: Prepare the Sustainability Appraisal Report

Stages/ Tasks	Actions
<b>5 'Stage C: Prepare the Sustainability Appraisal Report'</b>	The Initial Sustainability Appraisal Report was prepared early in 2013 in order to convey the outputs from tasks B 1 to B 6.

### Development of the Plan

This section sets out the work undertaken for the tasks within Stages d and E. It includes tasks completed between May 2013 and June 2017.

### Stage D: Consultation and Development of the Plan

This section sets out the work undertaken for all of the tasks within Stage D, which build on the work from task B: Develop options and appraise effects.

#### Purpose of and tasks involved in Stage D

Stages/ Tasks	Actions
<b>'D 1: Public Participation'</b>	The Council is specifically required to consult on the SA process with the Environment Agency, Natural England and English Heritage. This was completed with public consultation on the Initial Sustainability Appraisal Report which took place between 31 May 2013 and 26 July 2013. The consultation was run through the council's <a href="#">consultation portal</a> , along side consultation on the first complete draft Local Plan known as Stage 3.
<b>'D 2: Appraise significant changes'</b>	The version of the Local Plan which was current as of May 2017 was compared against the version considered at Stage B of the SA. Consideration was given to whether the changes identified were significant, and where this was the case, the revisions were reappraised as at Stage B. This task was completed for: <ul style="list-style-type: none"> <li>• The Local Plan objectives</li> <li>• Proposed levels of growth</li> <li>• Policies, and</li> <li>• Allocations</li> </ul>
<b>'D 3: Make decisions and provide information'</b>	This Draft Final SA Report brings together all previous work on sustainability appraisal, including from the Sustainability Scoping Report, produced in 2012, and the Initial Sustainability Appraisal Report, produced in 2013. It has reviewed and where possible and appropriate revised that work. It also presents for the first time work done to complete Stages D and E. Consultation on the Final Draft will inform the Final Sustainability Report to be completed alongside the Proposed Submission Local Plan.

#### Outcomes of Stage D

##### The Objectives

A few changes made to the Local Plan objectives were considered to be significant, although the sustainability impacts of those changes were not in themselves considered to be significant. See 'Plan Objectives' in Chapter 6 for full details.

##### The Strategy

Changes made to proposed growth levels were not considered to be significant. Changes made to the strategy were considered generally not significant as the policy continues to identify strategic expansion locations and development sites in service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth. See 'Growth' in Chapter 6 for full details.

# Non-technical Summary

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### The Policies

The following table sets out the appraisal of changes to policies and summarises the conclusions about the effect significant changes have on the sustainability of the policy.

### Evaluation of changes made to policies in the Consultation Draft Local Plan 2017 since Stage B

Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
LP 1 Strategy for Development	Yes	Generally not significant - the policy continues to identify strategic expansion locations and development sites in service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth.
LP 2 Green Infrastructure	Yes	Generally not significant - other than the addition of reference to Paxton Pits. Otherwise the policy continues to emphasise the need for enhanced green infrastructure provision with most most changes relating to providing greater clarification.
LP 3 Contributing to Infrastructure Delivery	No	N/A
LP 4 Waste Water Management	Yes	Significant - due to the sub-division of the policy. A number of objectives are no longer relevant.
LP 5 Spatial Planning Areas	Yes	Not significant - the only aspects changing relate to main town centres uses and social/ cultural facilities.
LP 6 Key Service Centres	Yes	Few significant changes - the revised policy sets out the same intent but in a simplified form.
LP 7 Small Settlements	Yes	Several positive effects - regarding consideration of surrounding landscape and character and facilitating access to affordable housing and community facilities.
LP 8 The Countryside	N/A - new policy	Potentially beneficial effects in regards to SA Objectives 1, 10 and 21. It also has some limited positive effects in regards to SA Objectives 5, 6 and 9. Most of the effects will be enduring and immediate. The policy could potentially be more effective if it specifically included criteria relating to biodiversity and air pollution, however these topics are considered to be adequately addressed through policies LP 30 Biodiversity and Geodiversity and LP 37 Air Quality respectively.
LP 9 Flood Risk	Yes	Significant - the simplified policy provides far clearer focus on flood risk issues highlighting the imperative of sequential and exception testing and flood risk management. These should enhance its beneficial effects.
LP 10 Design Context	N/A - new policy	This policy is considered to have potentially beneficial effects in regards to SA Objectives 1, 6, 10 and 17. It also has some limited positive effects in regards to SA Objectives 5, 7, 8, 16 and 17. Most of the effects will be enduring and immediate. There are considered to be no improvements that could be made to the policy to improve its

# Non-technical Summary

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
		effectiveness as the policy works with others (particularly .Design Implementation).
LP 11 Design Implementation	Yes	The changes reflect improved national guidance on water and energy efficiency potentially improving its beneficial effects. More specific guidance is provided on many elements potentially improving their positive effects.
LP 12 Strategic Placemaking	N/A - new policy	Potentially beneficial effects with regards to SA Objectives 1, 6 and 8. The policy was developed as a result of work on other design policies and was specifically intended to set requirements for larger developments, reflecting current practice. In this regard it specifically complements policies LP 10 and LP 11.
LP 13 Amenity	Yes	Generally not significant - the policy continues to promote a high level of amenity for new developments with only minor clarifications and additions.
LP 14 Surface Water	N/A - new policy	Potentially beneficial effects in regards to SA Objectives 1, 10 and 21. It also has some limited positive effects in regards to SA Objectives 5, 6 and 9. Most of the effects will be enduring and immediate. The policy could potentially be more effective if it specifically included criteria relating to biodiversity and air pollution, however these topics are considered to be adequately addressed through policies LP 30 Biodiversity and Geodiversity and LP 37 Air Quality respectively.
LP 15 Sustainable Travel	Yes	Generally not significant - changes concentrate on providing up to date consistent guidance.
LP 16 Parking Provision	Yes	Not significant - changes focus on improving clarity.
LP 17 Established Employment Areas	Yes	Generally not significant - the policy continues to protect established employment areas whilst allowing flexibility for compatible uses.
LP 18 Rural Economy	Yes	Potentially beneficial effects - greater protection of high quality agricultural land and support existing businesses to thrive.
LP 19 Homes for Rural Workers	Yes	The changes remove substantial duplication between this and other policies so the impacts on many SA Objectives are now addressed elsewhere, particularly under policies LP10, LP11 and LP35.
LP 20 Town Centre Vitality and Viability	Yes	The changes facilitate a greater range of main town centre uses and allow for a design-led response to changing circumstances.
LP 21 Local Services and Community Facilities	No	N/A
LP 22 Tourism and Recreation	Yes	Addressing protection of best and most versatile agricultural land through policy LP8 improves it protects for all potential development in the countryside. Removal of the section on Water Related

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
		Development means that the policy's emphasis is now around tourism and business growth.
LP 23 Affordable Housing Provision	No	N/A
LP 24 Housing Mix	Yes	Generally not significant - the policy continues to require a mix of homes, however the policy also now specifies compliance with the optional accessibility standards M4(2), which is broadly equivalent to the Lifetime Homes Standard and M4(3) suitable for wheelchair users.
LP 25 Specialist Housing	N/A - new policy	Potentially beneficial effects with regards to SA Objectives 12, 13, 14, 15 and 18. The policy was developed as a result of work on the Housing Mix policy and responds to evidence that specific action during the plan period will be needed in order to address them effectively. No changes are recommended. The effects of the policy will grow over time as more self-contained specialist housing and residential institutions proposals come forward and are subject to the requirements of this policy.
LP 26 Gypsies, Travellers and Travelling Showpeople	Yes	Changes have improved the social sustainability of the policy overall in terms of increasing accessibility to basic social services for future residents of gypsy and traveller sites. They have also enhanced the protection of the countryside by limiting the distance away from settlements that sites can be provided.
LP 27 Community Planning Proposals	Yes	The changes have improved the sustainability of the policy by introducing requirements to reflect local need and scale and promote accessibility. The changes also promote longer terms sustainability by consideration of long term viability of the development proposal.
LP 28 Rural Exceptions Housing	Yes	Generally not significant - the policy continues to identify strategic expansion locations and development sites in service centres and towns. Changes to the policy in regards to sustainability to promote the quiet rural character of the area, this is demonstrated in SA Objective 10.
LP 29 Health Impact Assessment	N/A - new policy	Potentially beneficial effects with regards to SA Objectives 12 and 15. Uncertain effects are identified for SA Objectives 4, 13 and 16. The positive effects have potential to be felt immediately once sites are developed and will last for the lifetime of the use. The policy could potentially be more positive by being specific about the type of measures that should be taken, however it is considered important for assessments to be unconstrained in terms of the measures that are appropriate and such detail would be better left to further supporting guidance if it was considered necessary. No changes are recommended.
LP 30 Biodiversity and Geodiversity	Yes	Changes reflect the specific point identified previously concerning reversing the decline of species. Greater clarity is provided on the



# Non-technical Summary

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
		evidence required concerning potential impacts to facilitate more informed and consistent decision making.
LP 31 Trees, Woodland, Hedges and Hedgerows	Yes	Generally not significant - the policy continues to identify how a proposal will be supported where it seeks to maintain and enhance any existing tree, woodland, or hedge of visual, historic or nature conservation value that would be affected by the proposed development.
LP 32 Protection of Open Space	Yes	Generally not significant - the policy continues to support development of open space as long as it adheres to the guidelines set out in the policy.
LP 33 Rural Buildings	Yes	The scope of the policy has changed fundamentally such that its relevance to many of the sustainability objectives has been eliminated.
LP 34 Heritage Strategy	N/A - new policy	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 7. The policy could be improved by being clearer about how development proposals might be expected to contribute to the achievement of the aims of the policy, however as the Council does not have a specific freestanding heritage strategy this is not possible.
LP 35 Heritage Assets and their Settings	Yes	Positive improvement - ensuring that heritage assets are taken into account in a more detailed manner and across a wider range of proposals.
LP 36 Renewable and Low Carbon Energy	Yes	Substantial changes have arisen in response to the Written Ministerial Statement relating to wind turbine development. Limitation the areas within which these may be required and necessity of addressing all technical and community concerns has potentially reduced the ability of the sector to contribute to sustainable development. Other forms of renewable and low carbon energy generation may still make a positive contribution.
LP 37 Air Quality	N/A - new policy	Potentially beneficial effects with regards to SA Objective 10 and uncertain effects with regards to SA Objectives 5, 8 and 21. Effects are mostly considered to be indirect and limited but are likely to be positive, taking effect immediately and be long lasting. The policy has a particular focus on air pollution so any amendments to address uncertain effects could potentially dilute that focus.
LP 38 Ground Contamination and Groundwater Pollution	N/A - new policy	Potentially beneficial effects with regards to SA Objective 10 and uncertain effects with regards to SA Objectives 1 and 5. Effects are mostly considered to be indirect and limited but are likely to be positive, although limited, taking effect immediately and be long lasting. The policy has a particular focus on land contamination so any amendments to address uncertain effects could potentially dilute that focus.
LP 39 Water Related Development	Yes	As the scope of the policy has been widened it was considered appropriate to appraise it in respect of SA Objectives 6 and 10. This

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
		policy is considered to have potentially beneficial effects with regards to these SA Objectives. These effects are considered to be cumulative and permanent.

### The Sites

Various new sites put forward during the consultations were included in the the Housing and Economic Land Availability Assessment: Additional Sites 2016 and Housing and Economic Land Availability Assessment 2017; an sustainability appraisal of each site was completed as part of their assessment. For those sites included in Stage 2 and 3 of the Local Plan the policies have been refined taking account of comments received at each stage. Reference should be made to the [Housing and Economic Land Availability Assessment 2017](#) for full details.



## Continuous Appraisal: Draft Final SA to Final SA

This section sets out the work undertaken following public consultation on the Draft Final Sustainability Appraisal Report

### Purpose of and tasks involved in Stage D

Stages/ Tasks	Actions
<b>Responding to public consultation</b>	This section sets out a summary of the issues raised in comments on the Draft Sustainability Appraisal Report received during the public consultation from 3 July to 25 August 2017
<b>D 2: Appraise significant changes</b>	<p>This section documents the consideration of changes made to the Local Plan in response to:</p> <ul style="list-style-type: none"> <li>• The issues raised in comments on the Consultation Draft, received during the public consultation from 3 July to 25 August 2017 and the accompanying consultation events;</li> <li>• The <a href="#">Housing and Economic Land Availability Assessment 2017</a>;</li> <li>• The <a href="#">Call for Sites 2017</a>; and</li> <li>• The issues raised in comments on the <a href="#">Housing &amp; Economic Land Availability Assessment: October 2017</a> that assessed the suitability of sites submitted during the Call for Sites 2017.</li> </ul>
<b>D 3: Make decisions and provide information</b>	This section sets out the decision making process for the Local Plan leading to publication of the Huntingdonshire Local Plan to 2036: Proposed Submission

The purpose of this chapter is to set out details of the tasks that have been completed in order to progress the Draft Final Sustainability Appraisal Report to the Final Sustainability Appraisal Report.

These tasks have followed the same format as previously completed in Chapter Stage D: Consultation and development of the plan, as established in the Sustainability Appraisal Methodology:

### Outcomes of Continuous Appraisal

#### Responding to public consultation

The Draft Final Sustainability Appraisal was published for public consultation alongside the Huntingdonshire Local Plan to 2036: Consultation Draft 2017. These two documents, as well as the Housing and Economic Land Availability Assessment 2017 were open for public comment between 3 July and 25 August, a period of just short of 8 weeks.

During this period a total of 26 comments were received from 7 consultees on the Draft Final SA. Of these the majority were comments of support. The table set out in 'Responding to public consultation' summarises the issues raised and how they have been addressed in this Final SA Report.

#### The Objectives

A few changes made to the Local Plan objectives were considered to be significant, although the sustainability impacts of those changes were not in themselves considered to be significant. See 'Plan Objectives' in Chapter 7 for full details.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### The Strategy

In responding to comments received during consultation on the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 and the Housing and Economic Land Availability Assessment October 2017 it has been proposed to add an additional tier to the settlement hierarchy for 'Local Service Centres', for those settlements identified through the Call for Sites 2017 as settlements with good sustainability, and to add a number of allocations in and around these settlements.

This proposed change is considered to be a significant change and is appraised in 'Growth', in Chapter 7. Please also refer to 'Housing & Economic Land Availability Assessment: October 2017' for the sustainability appraisal of new sites being taken forward as allocations.

In addition to the proposed changes for the strategy for development a new policy has been added for the 'Amount of Development', which is appraised in 'Policies', in Chapter 7.

The following tables sets out the descriptions of the two approaches appraised and the conclusions of the appraisal. For the full appraisal see 'Appraisal of significant changes to the strategy for development'.

### Approaches to the Development Strategy appraised

<b>Current approach:</b>	<p>This approach would see a combination of development at the two Strategic Expansion Locations, the settlements of the four spatial planning areas and all of the Key Service Centre settlements. Development densities would be appropriate for the location making good use of land, determined from the site assessment process in the Housing and Economic Land Availability Assessment.</p> <p>The approach has been refined through development of the local plan, most recently and significantly with the removal of Wyton Airfield as a Strategic Expansion Location. This came about due to the Strategic Transport Study which demonstrated that the road infrastructure requirements to serve redevelopment of Wyton Airfield, and the current funding requirements for these in particular, are not deliverable at this time. Such refinements mean that it is possible to have a reasonable level of certainty about the likely impacts of the approach in terms of sustainability.</p>
<b>Proposed Approach:</b>	<p>This approach would be similar to the current approach but with the addition of a series of allocations in and around the three villages of Alconbury, Bluntisham and Great Staughton. These settlements are proposed to be identified as an additional tier in the settlement hierarchy, to be known as Local Service Centres. This would enable windfall sites in these locations that might be larger than would be the case if they were to remain as small settlements.</p> <p>Although the number of allocations and the amount of development that would be added through this approach are relatively limited it is considered to be a significant change from the current approach.</p>

### Conclusions

#### Summary:

The different two approaches are very similar as they are both based on a core strategy that sees development concentrated in the towns and other spatial planning area settlements, and the key service centres. There are eleven instances where neither approach is considered to be the best and sixteens where one is better than the other, six for the current approach and ten for the proposed approach. Although there are uncertainties neither approach is appraised as potentially leading to adverse impacts.

#### Current Approach:

This approach is the best in a number of instances;

### Conclusions

- promoting development in locations where higher densities are appropriate;
- directing development to areas which are either well served by open space and publicly accessible green space or have the capacity to provide more open space and accessible green space;
- promoting development of a type and scale which recognises and responds to the valued characteristics of landscape character types;
- promoting the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing;
- promoting a reduction in levels of crime or the fear of crime; and
- reducing the need to travel

This is considered to be a good approach in terms of limiting the need to travel as it would see housing development in locations where either there are currently good employment opportunities or there is also employment development planned, in contrast to the proposed approach that would see some additional development in local service centres where there are more limited employment opportunities than in the larger settlements.

#### **Proposed Approach:**

This approach is the best in a number of instances;

- promoting development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades;
- directing development towards locations where water treatment capacity exists or can be added to effectively;
- minimising risk to people and property from flooding, now and in the future;
- promoting actions to tackle climate change both through adaptation and mitigation;
- leading to development which would improve the choice and availability of cultural or social facilities;
- promoting a growth in the provision of housing to meet needs (including for affordable and traveller accommodation);
- helping reduce poverty and social exclusion for areas and groups most affected;
- facilitating access to basic services;
- matching areas of population growth to employment growth in a manner which facilitates easy access to jobs;
- enhancing Huntingdonshire as a business location and encourage inward investment

This is considered to be a better approach as it broadly has the same benefits as the current approach but is likely to provide support for the rural economy, particularly the services and facilities in the three local service centres. It will also broaden the range of locations where development is planned which is considered to be beneficial in supporting inward investment, providing affordable housing and opportunities for 'down-sizing'.

### The Policies

The following table sets out the appraisal of changes to policies and summarises the conclusions about the effect significant changes have on the sustainability of the policy.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Evaluation of changes made to policies since Stage B

Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
LP 1 Amount of development	New policy	The policy is considered to have a potentially beneficial effect with regards to SA Objectives 14 (Ensure all groups in society have access to decent, appropriate and affordable accommodation) and 18 (Improve access to satisfying work, appropriate to skills, potential and place of residence). As the amount of development is a product of a detailed calculation of requirements which takes account of a wide range of factors including affordable housing need it is concluded that the policy is appropriate and no amendments are required.
LP 2 Strategy for Development	Yes	The changes are generally not significant as the policy continues to identify strategic expansion locations and development sites in key service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth. The addition of local service centres somewhat reduces the sustainability of the policy due to doing less overall to reduce the need to travel. However local service centres will help support the rural economy and will help meet local housing needs.
LP 3 Green Infrastructure	Yes	The changes are generally not significant in terms of any change to likely effects, with the exception of SA Objective 10, for which the policy is considered to be more likely to give a positive effect now as the policy should be more effective at protecting and enhancing green infrastructure.
LP 4 Contributing to Infrastructure Delivery	No	N/A
LP 5 Flood risk	No	N/A
LP 6 Waste Water Management	No	N/A
Built-up area definition	Yes	The change from a policy to a definition has not changed the appraisal significantly. There is still considered to be potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10 and 21 and an uncertain relationship with SA Objectives 2, 6, 14 and 19. There is now considered to be potentially beneficial effects with regards to SA Objectives 1 and 17.
LP 7 Spatial Planning Areas	No	N/A
LP 8 Key Service Centres	No	N/A
LP 9 Local service centres	New policy	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 8, 10, 14, 15, 17, 18 and 19. The effects are unclear or likely to include both positive

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
		and negative effects with regards to SA Objectives 1, 2, 4, 6, 13, 20 and 21. Where there is a lack of clarity this stems from the varying suitability of the local service centres for development and the fact that water treatment capacity has not been assessed in detail. This lack of clarity is likely to be only temporary as the effect of development in these areas will be addressed with a review of the Water Cycle Study. The positive effects identified are likely to be permanent.
LP 10 Small Settlements	No	N/A
LP 11 The Countryside	No	N/A
LP 12 Design Context	No	N/A
LP 13 Design Implementation	No	N/A
LP 14 Placemaking	Yes	The changes are considered to have only very limited impacts, both positive and negative, and do not change the potentially beneficial effects that have previously been appraised for this policy.
LP 15 Amenity	No	N/A
LP 16 Surface Water	Yes	The changes are considered to have a limited beneficial effect, adding to the generally beneficial effects of the policy as first appraised. The changes have a particularly positive impact in relation to SA Objective 10.
LP 17 Sustainable Travel	No	N/A
LP 18 Parking Provision	No	N/A
LP 19 Established Employment Areas	No	N/A
LP 20 Rural Economy	Yes	Overall the changes are considered to have an beneficial impact in addition to that of the previous version of the policy, as they should make it easier for rural businesses to expand.
LP 21 Homes for Rural Workers	No	N/A
LP 22 Town Centre Vitality and Viability	No	N/A
LP 23 Local Services and Community Facilities	No	N/A
LP 24 Tourism and Recreation	No	N/A

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Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)	Potentially significant changes?	Appraisal of the sustainability impact of significant changes
LP 25 Affordable Housing Provision	No	N/A
LP 26 Housing Mix	No	N/A
LP 27 Specialist Housing	No	N/A
LP 28 Gypsies, Travellers and Travelling Showpeople	No	N/A
LP 29 Community Planning Proposals	No	N/A
LP 30 Rural Exceptions Housing	No	N/A
LP 31 Health Impact Assessment	No	N/A
LP 32 Biodiversity and Geodiversity	Yes	The changes are considered to widen the relationship this policy has with the SA Objectives and introduce potentially beneficial impact in relation to SA Objective 2. Other changes are considered to add to the previously beneficial impacts identified in previous appraisals
LP 33 Trees, Woodland, Hedges and Hedgerows	No	N/A
LP 34 Protection of Open Space	No	N/A
LP 35 Rural Buildings	Yes	The policy with changes is considered to have a potentially beneficial effect in relation to SA Objectives 1, 18 and 19. The changes do not change the appraisal in relation to the uncertain effects for SA Objectives 1, 6 and 10.
LP 36 Heritage Assets and their Settings	No	N/A
LP 37 Renewable and Low Carbon Energy	Yes	The changes do not change the appraisal of this policy in relation to any of the SA Objectives with the exception of SA8, where the change is considered to bring about potentially beneficial impacts.
LP 38 Air Quality	No	N/A
LP 39 Ground Contamination and Groundwater Pollution	No	N/A
LP 40 Water Related Development	No	N/A

## The Sites

As identified above the approach for the strategy for development has been changed with the introduction of Local Service Centres. A number of sites have been added to the plan as new allocations for development, these are listed below. For full details see 'Sites', in Chapter 7.

### **Sites in Spatial Planning Areas:**

'North of St James Road to North of High Street, (Little Paxton) St Neots (220)'

'East of Valiant Square, (Bury) Ramsey (185)'

### **Sites in Key Service Centres:**

'East of Silver Street and South of A1, Buckden (226)'

'North of Station Road/Stowe Road, Kimbolton (070)'

'East of Robert Avenue, Somersham (001)'

'College Farm, West of Newlands industrial estate, Somersham (171)'

'South of Stirling Close, Warboys (035)'

### **Sites in Local Service Centres:**

'North of School Lane, Alconbury (059)'

'North of 10 Station Road, Bluntisham (015)'

'West of Longacres, Bluntisham (157)'

'Between 20 Cage Lane and Averyhill, Great Staughton (012)'

'South of 29 Perry Road, Great Staughton (050)'

# Non-technical Summary

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## Stage E: Monitoring Implementation of the Plan

This section sets out the work undertaken for all of the two tasks within Stage E, which build on the work from task B 6: Propose measures to monitor the plan.

### Purpose of and tasks involved in Stage E

Stage/ Tasks	Actions
'E 1: Develop aims and methods for monitoring'	A monitoring framework was drawn up that identified at least one monitoring indicator for each policy in the plan. The framework also identified the spatial and sustainability objectives to which the policy relates and the responsible agencies.
'E 2: Respond to adverse effects'	The Annual Monitoring Report was identified as the primary means by which adverse effects would be identified. The under-delivery of housing was identified as an area where adverse effects could arise. Specific action to take if certain triggers were reached were identified.

### Outcomes of Stage E

The monitoring indicators for each policy are:

Policy	Indicators
LP 1 Strategy for Development	<ul style="list-style-type: none"> <li>Amount and % of completed retail, office and leisure development in town centres</li> <li>Amount and type of employment land available</li> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> <li>CIL receipts/expenditure monitoring</li> <li>S106 monitoring</li> <li>Gross no. and % new dwellings on previously developed land</li> <li>Amount and % of employment floorspace developed on previously developed land</li> </ul>
LP 2 Green Infrastructure	<ul style="list-style-type: none"> <li>Losses to biodiversity habitat</li> <li>Additions to biodiversity habitat</li> <li>Total change in biodiversity habitat</li> </ul>
LP 3 Contributing to Infrastructure Delivery	<ul style="list-style-type: none"> <li>Annual CIL receipts/ expenditure monitoring</li> <li>S106 monitoring</li> <li>Rolling update of GIIDP</li> <li>Completion of A14 trunk road upgrade</li> <li>Completion of A428 trunk road upgrade between Black Cat and Caxton Gibbet junctions</li> <li>Provision of additional capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots Waste Water Treatment Works</li> </ul>
LP 4 Waste Water Management	<ul style="list-style-type: none"> <li>Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds</li> </ul>
LP 5 Spatial Planning Areas	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> </ul>



# Non-technical Summary

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators
	<ul style="list-style-type: none"> <li>Amount and % of employment development by settlement type</li> <li>Amount and % of completed office, retail and leisure development in town centres</li> </ul>
LP 6 Key Service Centres	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> </ul>
LP 7 Small Settlements	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> </ul>
LP 8 The Countryside	<ul style="list-style-type: none"> <li>No. of planning permissions granted on unallocated sites on grade 1 &amp; 2 agricultural land</li> </ul>
LP 9 Flood Risk	<ul style="list-style-type: none"> <li>No. of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds</li> </ul>
LP 10 Design Context	<ul style="list-style-type: none"> <li>No. of applications granted for large scale major development supported by an appropriate masterplan or design code</li> </ul>
LP 11 Design Implementation	<ul style="list-style-type: none"> <li>% of dwellings completed at specified densities</li> <li>Average household water consumption</li> </ul>
LP 12 Strategic Placemaking	<ul style="list-style-type: none"> <li>No. of applications granted for large scale major development supported by an appropriate masterplan or design code</li> </ul>
LP 13 Amenity	<ul style="list-style-type: none"> <li>No. of applications refused where grounds of refusal included detriment to neighbouring properties</li> </ul>
LP 14 Surface Water	<ul style="list-style-type: none"> <li>No. of planning permissions granted contrary to the advice of Environment Agency on flooding or water quality grounds</li> </ul>
LP 15 Sustainable Travel	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>No. and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan</li> </ul>
LP 16 Parking Provision	<ul style="list-style-type: none"> <li>Number and % of planning permissions for new main town centre uses of over 600m<sup>2</sup> net internal floorspace achieving at least one cycle space for every 25m<sup>2</sup> of net internal floorspace</li> <li>Number of new homes permitted with no off-street parking</li> </ul>
LP 17 Established Employment Areas	<ul style="list-style-type: none"> <li>Amount of floorspace developed for employment by type in Established Employment Areas</li> <li>Losses of employment floorspace in Established Employment Areas to non-employment uses</li> </ul>
LP 18 Rural Economy	<ul style="list-style-type: none"> <li>Amount of floorspace developed for employment by type (gross and net in m<sup>2</sup> in the countryside</li> <li>No. of planning permissions granted for tourism, sport and recreation in the countryside</li> </ul>
LP 19 Homes for Rural Workers	<ul style="list-style-type: none"> <li>No. of housing completions for rural workers</li> </ul>

# Non-technical Summary

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators
LP 20 Town Centre Vitality and Viability	<ul style="list-style-type: none"> <li>Total amount of completed retail, office and leisure development</li> <li>Amount and % of completed retail, office and leisure development in town centres</li> </ul>
LP 21 Local Services and Community Facilities	<ul style="list-style-type: none"> <li>Amount and % of completed retail, office and leisure development (gross and net)</li> <li>Amount of completed floorspace for other use classes (net)</li> </ul>
LP 22 Tourism and Recreation	<ul style="list-style-type: none"> <li>Number of permissions granted for tourism, sport and recreation in the countryside</li> </ul>
LP 23 Affordable Housing Provision	<ul style="list-style-type: none"> <li>No. and % affordable housing completions (gross)</li> </ul>
LP 24 Housing Mix	<ul style="list-style-type: none"> <li>Dwelling completions by number of bedrooms</li> <li>No. of self build and custom build dwellings completed</li> <li>Number, % and tenure of affordable housing completions (gross)</li> </ul>
LP 25 Specialist Housing	<ul style="list-style-type: none"> <li>Amount of C2 floorspace &amp; no. of bedrooms completed for older people and other residents</li> <li>Number of self-contained (C3) specialist housing units provided by tenure</li> </ul>
LP 26 Gypsies, Travellers and Travelling Showpeople	<ul style="list-style-type: none"> <li>No. of Gypsy &amp; Traveller pitches delivered</li> <li>Number of Travelling Showpeople plots delivered</li> </ul>
LP 27 Community Planning Proposals	<ul style="list-style-type: none"> <li>No. of community based developments completed by type</li> <li>Number of premises listed as Assets of Community Value</li> </ul>
LP 28 Rural Exceptions Housing	<ul style="list-style-type: none"> <li>Number of affordable homes completed through rural exceptions schemes</li> </ul>
LP 29 Health Impact Assessment	<ul style="list-style-type: none"> <li>No. and % of planning permissions granted for large scale development with a supporting rapid Health Impact Assessment</li> <li>No. and % of planning permissions granted for large scale major development with a supporting full Health Impact Assessment</li> <li>No. and % of planning permissions granted for large scale major development with a supporting Health Impact Assessment</li> </ul>
LP 30 Biodiversity and Geodiversity	<ul style="list-style-type: none"> <li>Losses to biodiversity habitat</li> <li>Additions to biodiversity habitat</li> <li>Total change in biodiversity habitat</li> <li>Total number and % of Local Sites where positive conservation management is being or has been implemented during the last five years (Single Data List Indicator Ref 160)</li> <li>% of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition</li> </ul>
LP 31 Trees, Woodland, Hedges and Hedgerows	<ul style="list-style-type: none"> <li>Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows</li> </ul>

Policy	Indicators
LP 32 Protection of Open Space	<ul style="list-style-type: none"> <li>Open space managed to Green Flag award standard</li> <li>No. of planning applications permitted involving the loss of open space which is not to be replaced offsite, or a financial contribution made</li> </ul>
LP 33 Rural Buildings	<ul style="list-style-type: none"> <li>No. and % of planning applications refused on grounds of impact on the countryside</li> </ul>
LP 34 Heritage Strategy	<ul style="list-style-type: none"> <li>No. of conservation character assessments reviewed within the last five years</li> </ul>
LP 35 Heritage Assets and their Settings	<ul style="list-style-type: none"> <li>Number and % of planning applications refused on grounds of impact on heritage assets</li> </ul>
LP 36 Renewable and Low Carbon Energy	<ul style="list-style-type: none"> <li>Permitted renewable energy capacity in MW</li> <li>Completed renewable energy capacity in MW</li> </ul>
LP 37 Air Quality	<ul style="list-style-type: none"> <li>Number of planning permissions granted which require a low emissions strategy</li> </ul>
LP 38 Ground Contamination and Groundwater Pollution	<ul style="list-style-type: none"> <li>Number of planning permissions granted with an agreed contamination mitigation strategy</li> <li>Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed</li> </ul>
LP 39 Water Related Development	<ul style="list-style-type: none"> <li>No. of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds</li> </ul>

### Responding to adverse effects

An adverse effect may arise from under-delivery of housing. A review of allocations will be triggered if housing delivery is more than 20% below the residual annual average target over a rolling 3 year period and the housing trajectory at that point indicates that expected housing completions over the next 5 years will not make up the deficit. Should this situation arise the Council will work through the following sequence until housing delivery is appropriately increased:

1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then
2. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable within the Housing and Employment Land Availability Assessment (or successor documents); then
3. Review the capacity of sites to ascertain whether additional homes could be delivered within sites already allocated within this Plan; then
4. Initiate a partial or full review of the Local Plan as appropriate

### Continuous Appraisal

As part of the development of the local plan from the Consultation Draft consulted upon from 3 July to 25 August to the Proposed Submission version new policies were added to the plan. The table below sets out the monitoring indicators for these new policies.

Policy	Indicators
LP 1 Amount of Development	<ul style="list-style-type: none"> <li>Number and % of housing completions by settlement type</li> </ul>

# Non-technical Summary

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Policy	Indicators
	<ul style="list-style-type: none"><li>• Amount and % of employment development by settlement type</li><li>• Amount and % of completed office, retail and leisure development in town centres</li></ul>
LP 9 Local Service Centres	<ul style="list-style-type: none"><li>• Number and % of housing completions by settlement type</li><li>• Amount and % of employment development by settlement type</li></ul>

The monitoring framework is reflected in the Local Plan with information following each policy for the implementation and monitoring of that policy.

## Future Stages and Tasks

Although production of this Final SA Report is a significant milestone it is not the end of the SA process. Further to the publication of the Final SA Report several tasks will be revisited during the examination and adoption stages, for details see 'D 3: Make decisions and provide information'.

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# 1 Sustainability Appraisal

## 1 Sustainability Appraisal

### What is sustainability appraisal?

- 1.1** When drawing up new planning documents the environmental, economic and social effects, over the whole plan period are some of the most important things to consider. A sustainability appraisal (SA) is a systematic process that assesses the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives and minimise adverse impacts and maximise beneficial effects. The requirements for SA are set out in the Planning and Compulsory Purchase Act 2004 (as amended)<sup>(6)</sup>.

### What is the relationship with strategic environmental assessment?

- 1.2** Where plans and programmes would have an impact on the environment legal requirements set out in [The Environmental Assessment of Plans and Programmes Regulations 2004](#)<sup>(7)</sup> require an assessment of the impacts the plan will have on the environment to be undertaken. This process is known as Strategic Environmental Assessment (SEA).
- 1.3** There is clear overlap between the SEA requirements and the SA requirements in terms of assessing environmental impacts. This means that SA and SEA should be carried out together as integral parts of the preparation of new local plans. Therefore where reference is made to "SA process" within this document, and elsewhere in local plan documents, it refers to the combined process of SA and SEA.

### What is the difference between SA/ SEA and Environmental Impact Assessment?

- 1.4** SA/ SEA are tools used as part of the plan-making process to assess the likely effects of the plan when judged against reasonable alternatives. Strategic environmental assessment alone can be required in some other situations, usually only where either neighbourhood plans or supplementary planning documents could have significant environmental effects. In contrast Environmental Impact Assessment is applied to individual projects which are likely to have significant environmental effects<sup>(8)</sup>.

### What can planning do to address sustainability?

- 1.5** It should be acknowledged that the scope of planning and the Local Plan is not all encompassing as it deals with the use of land and can only directly affect outcomes where development needs planning permission. This means that it will be difficult to bring about changes for some issues, particularly those under the social topic area, but also to some extent the economic topic area.
- 1.6** The Local Plan and associated work can seek to influence the plans and programmes produced by the Council, by partners and other public organisations where they have outputs that address sustainability issues. Such plans and programmes will include for example the Council's Housing Strategy.

### How does SA fit into the Local Plan process?

- 1.7** The Local Plan will set out the planning policy for Huntingdonshire. It will be the only development plan document that the Council produces so will include:
- the strategy for the spatial development of Huntingdonshire up to 2036;
  - sites for achieving the strategy; and
  - the Council's policies for managing development in the district.

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6 Set out principally in [section 19 \(5\)](#) and more generally in [section 39](#)

7 These requirements have been transposed into UK law from the European SEA Directive - European Directive 2001/42/EC

8 See [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2011](#)

- 1.8** The purpose of the Local Plan is to provide a spatial strategy for development in Huntingdonshire and to provide a responsive and flexible supply of land for housing and other uses in order to meet the identified needs. It is both strategic and locally specific and so the SA process will tackle these two aspects so that each is assessed appropriately.
- 1.9** The plan is required to be in general conformity with national planning policy, principally the [National Planning Policy Framework \(NPPF\)](#), and to follow national practice guidance in the [National Planning Practice Guidance \(NPPG\)](#).
- 1.10** The Local Plan will also provide a framework for local people to draw up neighbourhood plans if they wish to do so<sup>(9)</sup>.

### Sustainable Development

- 1.11** One of the key purposes of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the NPPF. The NPPF identifies the United Nations definition<sup>(10)</sup> of sustainable development as:

'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

- 1.12** The NPPF also identifies the five 'guiding principles' of sustainable development set out in the UK Sustainable Development Strategy - Securing the Future:
1. living within the planet's environmental limits;
  2. ensuring a strong, healthy and just society;
  3. achieving a sustainable economy;
  4. promoting good governance; and
  5. using sound science responsibly.

### The Presumption in Favour of Sustainable Development

- 1.13** At the heart of the NPPF is a presumption in favour of sustainable development (see [paragraph 14](#)), which lies at the core of both plan-making and decision-taking. For plan-making this means that:
- Local planning authorities should positively seek opportunities to meet the development needs of their area;
  - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, taken as a whole; or
    - specific policies in the NPPF indicate development should be restricted.

### Other Appraisals and Assessments

- 1.14** There are a range of appraisals and assessments associated with the production of the local plans. Where it is considered appropriate these other appraisals and assessments will be combined with the sustainability appraisal or completed at the same time.

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9 More information about neighbourhood plans is available on the Council's [website](#)

10 Resolution 42/187 of the United Nations General Assembly

# 1 Sustainability Appraisal

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Habitats Regulations Assessment

- 1.15** Probably the most important other assessment is the Habitats Regulations Assessment (HRA), sometimes known as Appropriate Assessment. The HRA looks at the impact that the Local Plan is likely to have on European Sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites). HRA is a two stage process that starts with a screening stage. If significant impacts on European sites cannot be ruled out by the screening stage a more detailed Appropriate Assessment will be required. The Appropriate Assessment will look at ways that significant effects can be avoided or mitigated against. HRA is required to be a separate process to sustainability appraisal. The HRA process has not been combined with the SA process. Although there are synergies between the two processes they are distinct as SA is completed throughout the plan production process while HRA is better completed towards the end of the plan production process so that there is certainty about what environmental effects will arise from the plan. It is also considered beneficial if they are conducted separately with HRA being undertaken by an independent body.

### Public Sector Equality Duty

- 1.16** The Public Sector Equality Duty (PSED) is contained in [section 149 of the Equality Act 2010](#). The Duty requires public authorities to have due regard to a number of equality considerations when exercising their functions.
- 1.17** Section 149 replaced pre-existing duties concerning race, disability and sex discrimination. It extended coverage to the additional 'protected characteristics' of age, gender reassignment, religion/ belief, pregnancy and maternity, sexual orientation and, in certain circumstances, marriage and civil partnership.
- 1.18** An Equality Impact Assessment (EqIA) is an analysis of a proposed policy, or a change to an existing one, which assesses whether the policy has a disparate impact on persons with protected characteristics. They are not required by law, but are carried out, primarily by public authorities, to facilitate and evidence compliance with the Public Sector Equality Duty as documentary evidence of compliance with the PSED is valuable if compliance is challenged. An EqIA has not been carried out for the Local Plan.

## 2 Sustainability Appraisal Methodology

2.1 This section sets out the methodology for SA. This methodology was established in the [SA Scoping Report](#) produced in 2012. The methodology is based on the stages and tasks set out in the government's guidance on SEA<sup>(11)</sup>, although some of the stages and tasks have been modified to reflect the wider scope of sustainability in covering social and economic as well as environmental assessment. It takes into account the Government's guidance on the SA Process contained in the [NPPG](#). The purpose of the stages and tasks has been clarified further since the Scoping Report so that the relationship with plan production tasks and the role of SA in the local plan process are clear. The methodology is based on 5 stages:

Stage	Description
<b>A:</b> <b>Setting the context and objectives, establishing the baseline and deciding on the scope</b>	Known as the 'Scoping stage' the purpose of this stage is to establish the context for sustainability appraisal by assembling the evidence needed to inform the appraisal and to establish the framework, by setting up sustainability objectives and decision aiding questions, for undertaking the appraisal (Stage B).
<b>B:</b> <b>Develop options and appraise effects</b>	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan's sustainability.
<b>C:</b> <b>Preparing the Sustainability Appraisal Report</b>	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.
<b>D:</b> <b>Consultation and developing the plan</b>	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.
<b>E:</b> <b>Monitoring the implementation of the plan</b>	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.

2.7 Each stage is divided up into a number of tasks, as set out in the table below. To reflect the iterative nature of SA some of the tasks are undertaken simultaneously and will inform each other. Similarly the outcomes of some tasks will feedback in to tasks already undertaken.

Stages/ Tasks	The purpose of this task is:
<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>	
<b>'A 1: Context review'</b>	To establish how the plan is affected by outside factors by identifying other relevant policies, plans, programmes, strategies and initiatives and their aims and objectives; to suggest ways in which any constraints can be addressed; and to help identify sustainability objectives.

11 [A Practical Guide to the Strategic Environmental Assessment Directive \(DCLG, 2005\)](#)

# 2 Sustainability Appraisal Methodology

Stages/ Tasks	The purpose of this task is:
<b>'A 2: Collect baseline information'</b>	To provide the baseline from which to assess impacts, enable prediction of what will happen without the plan and with the alternative options, enable future monitoring and to help in the development of SA objectives.
<b>'A 3: Identify sustainability issues and problems'</b>	To help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring.
<b>'A 4: Develop the Sustainability Appraisal framework'</b>	To provide a means by which the sustainability performance of the plan and alternatives can be assessed.
<b>'A 5: Consult on the scope of the Sustainability Appraisal'</b>	To ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.
<b>4 'Stage B: Develop options and appraise effects'</b>	
<b>'B 1: Testing the plan objectives'</b>	To identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.
<b>B 2: Develop plan options</b>	To develop and refine options for the development strategy, policies and site allocations for the Local Plan.
<b>B 3: Predicting the effects of the plan and alternatives</b>	To predict the significant effects of the plan and alternatives, whether they are economic, social or environmental.
<b>B 4: Evaluate the effects of the plan and alternatives</b>	To evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.
<b>B 5: Consider ways of mitigating adverse effects and maximising beneficial effects</b>	To ensure that adverse effects are identified and potential mitigation measures are considered.
<b>'B 6: Propose measures to monitor the plan'</b>	To detail the means by which the sustainability performance of the plan can be assessed and to monitor the significant effects of implementing the plan.
<b>Stage C: Preparing the Sustainability Appraisal Report</b>	
<b>'C 1: Prepare the Sustainability Appraisal Report'</b>	To present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.
<b>6 'Stage D: Consultation and development of the plan'</b>	
<b>'D 1: Public Participation'</b>	To give the public and consultation bodies an opportunity to express their opinions on the findings of the environmental report and to use it as a reference point in commenting on the plan. It is also an opportunity to gather more information through the opinions and concerns of the public.

# Sustainability Appraisal Methodology 2

Stages/ Tasks	The purpose of this task is:
<b>'D 2: Appraise significant changes'</b>	To ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.
<b>'D 3: Make decisions and provide information'</b>	To provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.
<b>Stage E: Monitoring the effects of implementing the plan</b> Stage E will help considerations of whether or not to review the plan and will feed in to future sustainability appraisal processes for future plans	
<b>'E 1: Develop aims and methods for monitoring'</b>	To track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.
<b>'E 2: Respond to adverse effects'</b>	To prepare for appropriate responses where adverse effects are identified.

**2.25** An important principle that sits at the core of the SA process is that results and findings should inform the whole process. This means that where there are several tasks to a stage they are not necessarily intended to be completed one after the other, rather that they will inform each other. For example the comments made during task A 5 were used to amend the scoping report, feeding back into tasks A 1 to A 4, with the revised report being published at the next stage of plan consultation.

**2.26** More significantly results and findings from later stages may indicate a need to re-visit tasks in early stages. Where tasks have been reviewed or updated this is identified and previous results or findings are included where this informs understanding of the process.

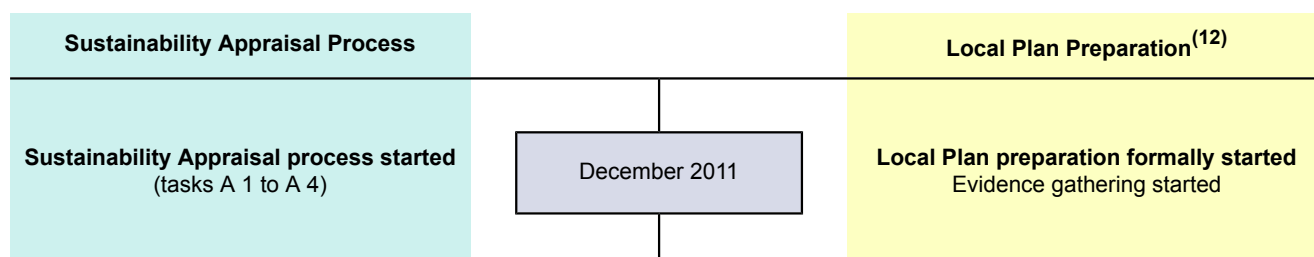
## SEA Regulations and SEA Directive

**2.27** The requirements of the SEA Regulations and SEA Directive and how they are fulfilled by the SA Process are set out in Appendix 8: 'SEA Regulation Extracts' and Appendix 9: 'SEA Directive Extracts' respectively.

## How do the stages and tasks of the SA Process fit into Local Plan preparation?

**2.28** In most cases information about the SA process is produced and consulted upon along side the Local Plan, but includes instances where the SA work informs Local Plan preparation (The SA Scoping Report) and where it forms part of the appraisal of land availability. The following timeline shows how the the SA process fits into the Local Plan process. Full details of the consultation stages can be found in Appendix 10: 'Local Plan Consultation'.

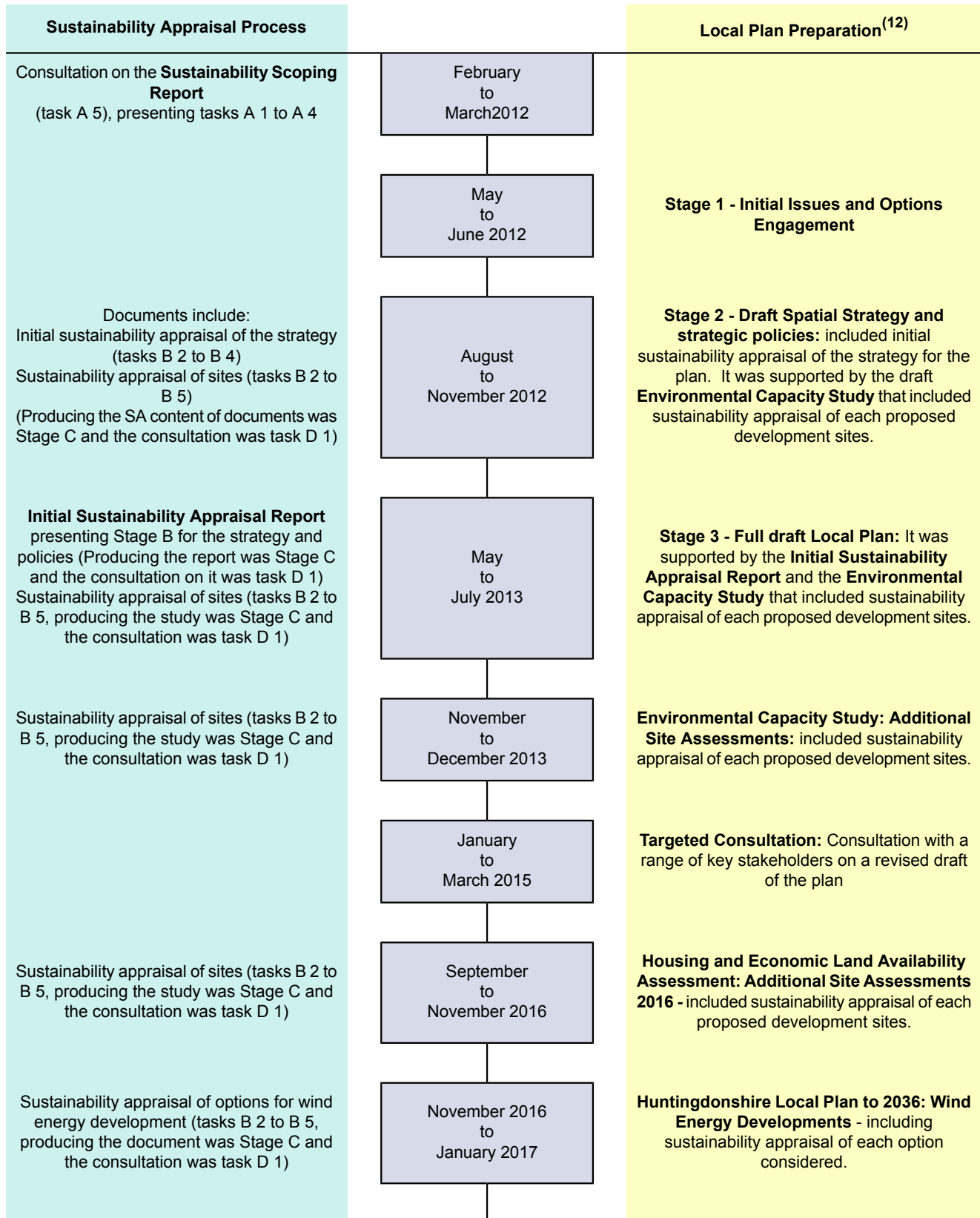
## Sustainability Appraisal - Local Plan Timeline



<sup>12</sup> For full details of local plan preparation stages please refer to the Statement of Consultation



# 2 Sustainability Appraisal Methodology

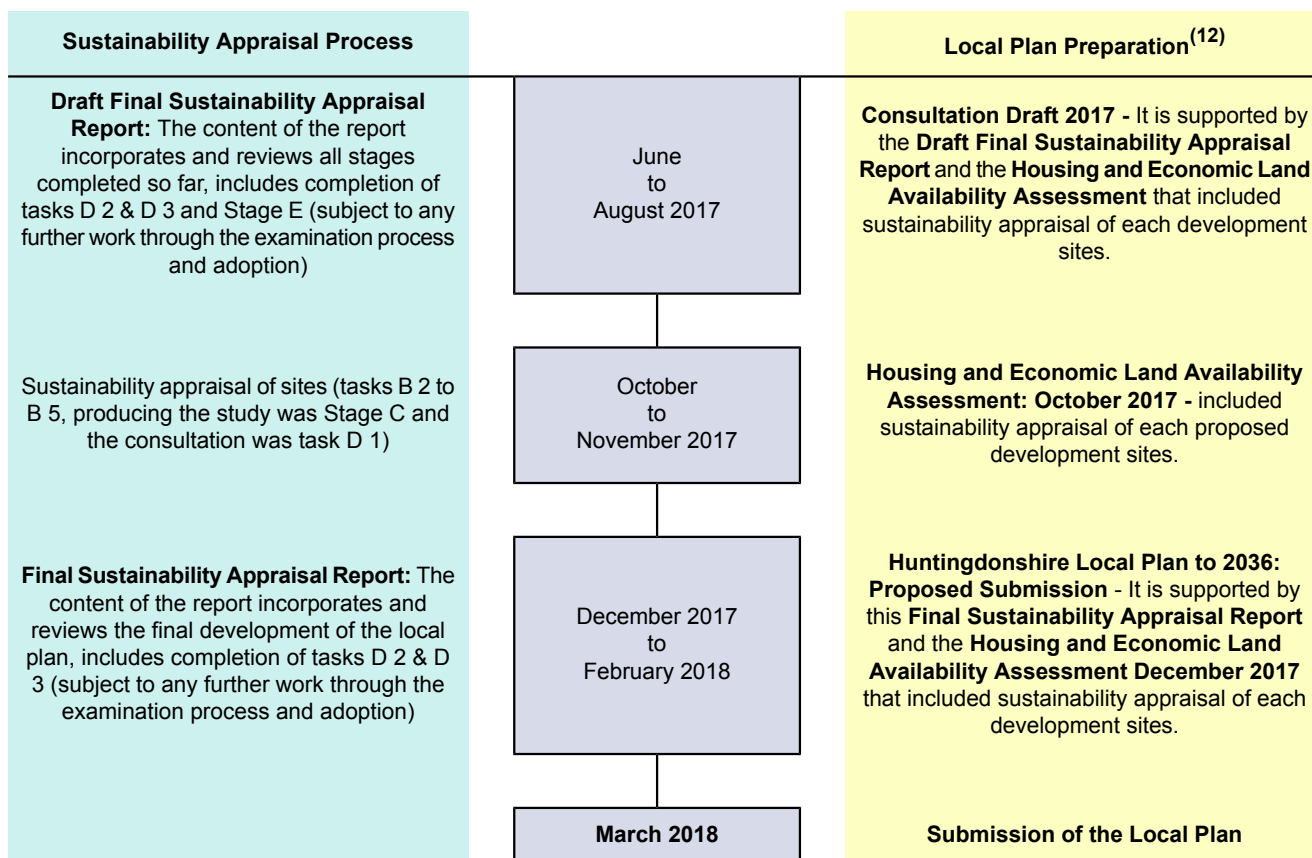


12 For full details of local plan preparation stages please refer to the Statement of Consultation



# Sustainability Appraisal Methodology 2

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |



12 For full details of local plan preparation stages please refer to the Statement of Consultation

# 3 Stage A: The Scoping Process

## 3 Stage A: The Scoping Process

<b>A:</b>	Setting the context and objectives, establishing the baseline and deciding on the scope	Known as the 'Scoping stage' the purpose of this stage is to establish the context for sustainability appraisal by assembling the evidence needed to inform the appraisal and to establish the framework, by setting up sustainability objectives and decision aiding questions, for undertaking the appraisal (Stage B).
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- 3.2 The scoping stage (Stage A) must identify the scope and level of detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.
- 3.3 This chapter sets out the work completed for Stage A tasks as identified in Chapter 2 'Sustainability Appraisal Methodology'. This stage was initially completed through the Sustainability Appraisal Scoping Report, which was consulted upon between 24 February and 30 March 2012. Following the consultation the Scoping Report was updated to take account of comments received. For more information on the consultation see 'A 5: Consult on the scope of the Sustainability Appraisal'. The updated Scoping Report was published alongside the Draft Local Plan (Stage 3), which was consulted on [between 31 May and 26 July 2013](#).
- 3.4 The SA process was reviewed and revised in 2017, prior to publication of the Local Plan Consultation Draft 2017. For more information about the review and revision process see Chapter 5 'Stage C: Prepare the Sustainability Appraisal Report' and 'D 3: Make decisions and provide information'.

### A 1: Context review

<b>A:</b>	<p><b>A 1: Context review</b>  A 2: Collecting baseline information  A 3: Identifying sustainability issues and problems  A 4: Developing the SA framework  A 5: Consulting on the scope of the SA</p>	<p>To establish how the plan is affected by outside factors by identifying other relevant policies, plans, programmes, strategies and initiatives and their aims and objectives; to suggest ways in which any constraints can be addressed; and to help identify sustainability objectives.</p>
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### How was this task achieved?

#### Identifying relevant plans and programmes

**3.6** There is a wide range of plans and programmes that contain aims, objectives and specific requirements that may be relevant when producing a local plan. The plans and programmes were identified using the following approaches:

- through review of best practice work of other local authorities;
- from advice from specialisms across the Council and statutory consultees;
- previous consultation; and
- previous plan production work.

#### Assessing the impact of the plans and programmes

**3.7** In order to establish how plans and programmes impact on the Local Plan and SA process, the following questions were asked for each one:

- What is the Plan/Programme (ie is it national legislation or guidance, a local strategy, or best practice, etc)?
- What are the plan or programme's key relevant objectives?
- What are the implications of those objectives on the Local Plan and/or SA process?

#### Grouping plans and programmes in order to identify coherent themes

**3.8** The plans and programmes that have been reviewed, and the implications of these on the Local Plan and SA process are set out in Appendix 1: 'Environment - Plans Reviewed', Appendix 2: 'Social - Plans Reviewed' and Appendix 3: 'Economic - Plans Reviewed'. Plans and programmes are grouped by the following categories, as shown below:

- Broad theme;
- Lower level topic;
- Relevance to the Local Plan and SA process;
- Geographical level; and
- Date of publication.

**3.9** Plans and programmes are grouped into environmental, social and economic themes, and by lower level topic. These lower level topics incorporate environmental issues that must be addressed under the SEA Directive and Regulations, but go further to address wider social and economic issues for the full range of sustainability. The table below sets out, under the three themes, the lower level topics addressed. SA lower level topics which address SEA environmental issues are flagged with an asterisk (\*), (where the wording in the SEA directive differs from the lower level topic title, this is set out in brackets).

## 3 Stage A: The Scoping Process

**Table 3.1 SA lower level topics and their relationship to SEA**

Social	Environmental	Economic
Health and Wellbeing* (Human Health) Population* Housing Deprivation and Crime Access to Services	Land* (Soil) Water* Flood Risk Green Infrastructure Open Space Biodiversity* (Biodiversity, flora and fauna) Woodland Wetlands Landscape Heritage* (Cultural heritage, including architectural and archaeological heritage) Climate Change* (Climatic Factors Water) Energy Pollution* (Air) Waste and Recycling	Employment* (material assets) Business* (material assets) Retail Tourism Education and Training Transport Infrastructure Commuting

- 3.10** It should be recognised that in reality many of the plans and programmes have impacts on a range of topics that cut across such high level themes and lower level topics categorisation.
- 3.11** Within each topic section, plans and programmes are grouped by how directly they influence what should and can make up the content of the local plan. The table below sets out how plans and programmes are grouped by relevance, and how their content is treated within the appendices referred to above.

**Table 3.2 How plans and programmes are grouped**

Relevance grouping	Definition of relevance	Treatment of plan or programme within these appendices
Key plans and programmes	These documents are considered to be the most important with clear direct links with what should and can make up the content of local plans.	Summary, key objectives and implications for local plan/ SA <sup>(1)</sup> are set out in detail.
Relevant plans and programmes	These documents are considered to be those plans or programmes with clear, but not necessarily direct, links with what should and can make up the content of local plans.	Summary, key objectives and implications for local plan/ SA are set out.
Plans and programmes of limited relevance	These documents are those that have clear connections with topics and issues that may be addressed through local plans but have only indirect links if any to what should and can make up the content of the local plan.	Key objectives and implications for local plan/ SA are set out briefly

1. In many cases, the implications for the local plan and SA will be the same. Where the implications for SA are different from those for the local plan, this is clearly shown.

- 3.12** The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) directly influence what should and can make up the content of the local plan. For this reason, each topic section begins with a summary of the main objectives/ requirements on that topic as set out in the NPPF and NPPG.
- 3.13** Beyond grouping by relevance, plans and programmes are ordered by what geographical level they address, including international, national, regional, sub-regional/ county-wide, and district-wide. Where higher level plans and programmes have been identified but a plan or programme exists that covers the same topic or implements the higher level programme at a more local level, the link is identified.
- 3.14** Beyond grouping by geographical level, plans and programmes are ordered by date of publication.

### **Bringing together the findings**

- 3.15** For each broad theme and lower level topic, the implications for the Local Plan and/ or SA process, as identified in Appendix 1: 'Environment - Plans Reviewed', Appendix 2: 'Social - Plans Reviewed' and Appendix 3: 'Economic - Plans Reviewed', are summarised in the 'What we found' section below. In addition, for each lower level topic, where key documents are identified in the appendix, these are identified here (the NPPF and NPPG are not explicitly identified here as they are key for every topic).

### **Continual Review**

- 3.16** The Council recognises that relevant plans and programmes will emerge throughout the plan production process. It is particularly true at the current time with continued changes to the planning process. With this in mind the Council have added to, or replaced the plans and programmes reviewed to ensure that they are relevant. In particular, the policy context for the Local Plan has changed significantly from that of previous plans not least because of the introduction of the National Planning Policy Framework (NPPF) and the abolition of regional strategies. This has meant that much of the original scoping stage completed early in 2012 has needed to be reviewed, updated and in some cases comprehensively completed afresh.

# 3 Stage A: The Scoping Process

## What we found

### Environment

**Table 3.3 Environment - general**

Findings
<ul style="list-style-type: none"><li>• Support the delivery of environmental, social and economic aspirations, and seek to address these in an integrated manner.</li><li>• Seek to conserve existing natural capital, promote resource efficiency, and minimise and mitigate the effects of risks to health and wellbeing caused by environmental-related pressures.</li><li>• Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</li></ul>
Key documents
<ul style="list-style-type: none"><li>• Growing Awareness: A Plan for Our Environment (HDC 2008)</li><li>• Huntingdonshire Design Guide SPD (2017)</li></ul>

**Table 3.4 Land**

Findings
<ul style="list-style-type: none"><li>• Allocations of land for development should prefer land of lesser environmental value</li><li>• Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value</li><li>• Take account of the value of the quality of agricultural land; promote good management of soil in the construction process to prevent pollution; promote remediation of contaminated land.</li></ul>

**Table 3.5 Water**

Findings
<ul style="list-style-type: none"><li>• Include strategic policies to deliver the provision of infrastructure for water supply and wastewater</li><li>• Consider the impact on water quality of allocations and policies; promote use of Sustainable Drainage Systems in policy to manage surface water; require incorporation of green and blue infrastructure in development schemes where possible.</li><li>• Minimise and mitigate water pollution by nitrates</li><li>• Account for evidence regarding challenges in providing water supply when assessing potential allocations.</li></ul>
Key documents
<ul style="list-style-type: none"><li>• <a href="#">Water Framework Directive 2000/60/EC</a> &gt; Water Act (2003)</li><li>• Anglian District River Basin Management Plan (2015)</li></ul>

**Table 3.6 Flood Risk**

Findings
<ul style="list-style-type: none"><li>• Avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, but where development is necessary, making sure that it will be safe without increasing flood risk elsewhere.</li></ul>

Findings
<ul style="list-style-type: none"> <li>Account for surface water 'wetspots' identified in SWMP, particularly at St Neots, in identifying allocations.</li> <li>Reduce flood risk in ways which promote green infrastructure, improve biodiversity and conserve important wildlife sites and cultural heritage.</li> </ul>

**Table 3.7 Green Infrastructure**

Findings
<ul style="list-style-type: none"> <li>Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure</li> <li>Support enhancement of the local strategic green infrastructure network, and in particular the identified strategic areas of importance: Huntingdonshire Fens and Woods, Nene Valley and the Great Ouse.</li> <li>Pay particular attention to integrating climate change adaptation and mitigation approaches and looking for 'win-win' solutions that will support sustainable development, such as through the provision of multi-functional green infrastructure.</li> </ul>
Key documents
The Cambridgeshire Green Infrastructure Strategy (Cambridgeshire Horizons 2011)

**Table 3.8 Open Space**

Findings
<ul style="list-style-type: none"> <li>Plan for and protect open space, sports and recreational buildings and land, including playing fields</li> <li>Protect open space in policy, and support provision of new open space in line with Developer Contributions SPD requirements</li> </ul>

**Table 3.9 Biodiversity**

Findings
<ul style="list-style-type: none"> <li>Provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</li> <li>Protect habitats of international and European importance, as the most important sites, and seek to support enhancement of and connections between habitats in the district via allocations and policies. Assess the impact of the Local Plan on important habitats via a Habitats Regulations Assessment.</li> </ul>
Key documents
<a href="#">EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC (The Habitats Directive, 1992)</a> > <a href="#">Conservation (Natural Habitats, &amp;c.) Regulations 1994 (SI 2716)</a> as amended by <a href="#">Conservation of Habitats Species Regulations 2010</a>

**Table 3.10 Woodland**

Findings
<ul style="list-style-type: none"> <li>Protect trees and woodland.</li> </ul>

## 3 Stage A: The Scoping Process

### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

<b>Findings</b>
<b>Key documents</b>
A Tree Strategy for Huntingdonshire

**Table 3.11 Wetlands**

<b>Findings</b>
<ul style="list-style-type: none"><li>• Conserve any wetlands of international importance (Woodwalton Fen) via allocations and policies</li><li>• Support proposals that help deliver the Great Fen master-plan, and conserve the visual integrity of the Great Fen Character Area, via allocations and policies.</li></ul>
<b>Key documents</b>
The Great Fen Initiative & Masterplan

**Table 3.12 Landscape**

<b>Findings</b>
<ul style="list-style-type: none"><li>• Protect and enhance landscapes within Huntingdonshire, including both exceptional landscapes identified in policy or guidance, and also everyday landscapes</li></ul>
<b>Key documents</b>
Huntingdonshire Landscape and Townscape Assessment 2007 (HDC, 2007)

**Table 3.13 Heritage**

<b>Findings</b>
<ul style="list-style-type: none"><li>• Protect and enhance heritage assets and their settings (including listed buildings, conservation areas and non-designated heritage assets) within the district, recognising their economic, social and cultural contribution to Huntingdonshire</li><li>• Protect and enhance archaeological heritage features within the district</li></ul>
<b>Key documents</b>
Conservation Area Character Assessment Statements (HDC, various dates)

**Table 3.14 Climate Change**

<b>Findings</b>
<ul style="list-style-type: none"><li>• Reduce greenhouse gas emissions by at least 50% by 2025 (UK Carbon Budget) and by 80% by 2050</li><li>• Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</li><li>• Minimise the vulnerability of new development to the impacts of climate change</li><li>• Support the delivery of renewable and low carbon energy and associated infrastructure.</li></ul>



**Table 3.15 Energy**

Findings
<ul style="list-style-type: none"> <li>• Design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts</li> <li>• Support community-led initiatives for renewable and low carbon energy</li> <li>• identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> <li>• Consider setting energy performance requirements in excess of Part L Building Regulations for non-residential development, using the BREEAM standards.</li> </ul>

**Table 3.16 Pollution**

Findings
<ul style="list-style-type: none"> <li>• Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability</li> <li>• Seek to improve air quality in identified air quality management areas, and minimise and mitigate air pollution across the district</li> <li>• Ensure that policies support health and quality of life, including by minimising and mitigating any adverse impacts created by noise and light</li> </ul>
Key documents
<ul style="list-style-type: none"> <li>• The Air Quality Strategy for England, Scotland and Wales 2007 (DEFRA 2007) &gt; <a href="#">Joint Air Quality Action Plan for the Cambridgeshire Growth Area (HDC, SCDC &amp; Cambridge City Council, 2009)</a></li> </ul>

**Table 3.17 Waste and recycling**

Findings
<ul style="list-style-type: none"> <li>• Require household waste and recycling facilities to be included in the design of new development</li> <li>• Promote construction methods that minimise waste</li> </ul>

## 3 Stage A: The Scoping Process

### Social

**Table 3.18 Social - general**

Findings
<ul style="list-style-type: none"><li>• Work with other authorities and providers to assess the quality and capacity of infrastructure...take account of the need for strategic infrastructure including nationally significant infrastructure within their areas</li><li>• Take account of infrastructure requirements and associated developer contributions requirements when assessing deliverability and viability of the local plan.</li></ul>
Key documents
<ul style="list-style-type: none"><li>• Huntingdonshire Community Infrastructure Levy</li><li>• Developer Contributions Supplementary Planning Document (SPD) (HDC, 2011)</li></ul>

**Table 3.19 Health & Wellbeing**

Findings
<ul style="list-style-type: none"><li>• Support the creation of places which promote: opportunities for meetings between members of the community; safe and accessible environments (security); and safe and accessible developments (encouraging active use of communal areas).</li><li>• Plan for and protect the heath, social, recreational and cultural facilities and services the community needs</li><li>• Plan for and protect public open space, sports and recreational buildings and land, particularly multi-functional spaces, and public rights of way</li><li>• Facilitate accessible and active travel within and between communities</li><li>• Support the aspirations of older people and people with disabilities to live well independently</li><li>• Involve communities in the plan-making process.</li></ul>
Key documents
Cambridgeshire Health & Wellbeing Strategy 2012-17

**Table 3.20 Population**

Findings
No relevant documents

**Table 3.21 Housing**

Findings
<ul style="list-style-type: none"><li>• Support delivery of an appropriate supply and mix of high quality new housing</li><li>• Widen opportunities for home ownership and create sustainable, inclusive and mixed communities,</li><li>• Increase affordable housing supply, including supporting local initiatives to increase the supply of affordable housing to meet local needs</li><li>• Provide support for housing in rural communities (N.B. This may conflict with sustainability principles: supporting housing growth in rural communities may lead to an increase in travel by private car)</li><li>• Support a variety of housing models that are tailored to meet the varying needs of older people.</li><li>• Support the provision of traveller sites in locations that enable travellers to access services and facilities, while protecting the local environment.</li></ul>

Findings
<ul style="list-style-type: none"><li>• Support the provision of self and custom build housing to meet the needs identified on the Huntingdonshire self and custom house build register</li><li>• Identify allocations to meet the agreed provision of 21,000 homes (both market and affordable) between 2011 and 2036. (N.B. This may conflict with sustainability principles: providing 21,000 homes in Huntingdonshire between 2011 and 2031 may not be the most environmentally sustainable option).</li></ul>
Key documents
<ul style="list-style-type: none"><li>• Cambridgeshire &amp; Peterborough Memorandum of Cooperation: Supporting the Spatial Approach 2013</li><li>• Cambridgeshire Older People's Accommodation Strategy 2016</li><li>• Huntingdonshire Housing Strategy</li><li>• Planning Policy for Traveller Sites</li><li>• The Self-build and Custom Housebuilding Act 2015</li></ul>

**Table 3.22 Deprivation and Crime**

Findings
Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion

**Table 3.23 Access to Services**

Findings
<ul style="list-style-type: none"><li>• Provide accessible local services that reflect the community's needs and support its health, social and cultural well-being</li><li>• Promote the retention and development of local services and community facilities in villages</li></ul>

## 3 Stage A: The Scoping Process

### Economic

**Table 3.24 Economic - general**

Findings
<ul style="list-style-type: none"><li>• Ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation</li><li>• Support the critical infrastructure needed to support economic growth;</li><li>• Support employment and housing growth at Alconbury Weald to enable success of Alconbury Enterprise Zone;</li><li>• Support the continued diversification of the rural economy;</li><li>• Protect viable existing employment locations.</li><li>• Support access to broadband by requiring the necessary physical infrastructure to be included when new homes and businesses are built.</li></ul>
Key documents
Huntingdonshire Economic Growth Plan 2013-2023 (2013)

**Table 3.25 Employment**

Findings
No key findings

**Table 3.26 Business**

Findings
No key findings

**Table 3.27 Retail**

Findings
<ul style="list-style-type: none"><li>• Promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.</li><li>• Promote the retention and development of local services and community facilities in villages, such as local shops</li></ul>

**Table 3.28 Tourism**

Findings
<ul style="list-style-type: none"><li>• Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside</li><li>• Consider the role of tourism in the economy</li><li>• Protect the environment so that people still want to visit the area.</li></ul>

**Table 3.29 Education and Training**

Findings
<ul style="list-style-type: none"> <li>• Support the provision of sufficient education facilities (including expansions to existing facilities as well as new facilities) to meet the education and skills needs of new populations associated with development</li> <li>• Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.</li> </ul>

**Table 3.30 Transport Infrastructure**

Findings
<ul style="list-style-type: none"> <li>• Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport</li> <li>• Account for the impacts of planned transport infrastructure works (such as changes to traffic, noise and air pollution in specific parts of the district), including the A14 upgrade project and improvement of the A428 near St. Neots.</li> </ul>
Key documents
A14 Development Consent Order

**Table 3.31 Commuting**

Commuting
<ul style="list-style-type: none"> <li>• Create streets that: support the character and use of the area; promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through; are functional and accessible for all, and are safe and attractive public spaces; and that support safe behaviours, efficient interchange between travel modes and the smooth and efficient flow of traffic.</li> <li>• Locate development in locations which enable children to travel to school safely, using environmentally responsible modes of travel.</li> </ul>

# 3 Stage A: The Scoping Process

## A 2: Collect baseline information

<b>A:</b>	A 1: Context review <b>A 2: Collecting baseline information</b> A 3: Identifying sustainability issues and problems A 4: Developing the SA framework A 5: Consulting on the scope of the SA	To provide the baseline from which to assess impacts, enable prediction of what will happen without the plan and with the alternative options, enable future monitoring and to help in the development of SA objectives.
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### How was this task achieved?

- 3.18** Baseline information performs a number of different functions. Information about the current and likely states of the plan area provides the starting point for predicting what is likely to happen if different options are followed or if the existing approach is allowed to continue. Sufficient information is required to allow effects to be accurately predicted. It will provide the baseline from which the effects of the plan can be monitored. Baseline information also helps to identify ways of mitigating adverse effects and maximising beneficial effects. Collection of baseline data also enables the identification of key sustainability issues affecting the district which are useful in developing SA objectives.
- 3.19** Baseline information for Huntingdonshire relating to each lower level topic is provided in the following pages, based upon a wide range of evidence. This evidence was gathered from the following types of source:
- evidence included in the plans policies and programmes considered in stage A 1 (for example the Tree Strategy for Huntingdonshire),
  - national and local environmental designations (for example nature conservation designations),
  - evidence studies commissioned to support production of the Local Plan (for example the Huntingdonshire Stage 2 Detailed Water Cycle Study),
  - Evidence studies commissioned or produced to support other services undertaken by the Council (for example Huntingdonshire air quality screening and assessment reports), and
  - national data sources (for example the Census 2011).
- 3.20** Appendix 4: 'Environment - Evidence', Appendix 5: 'Social - Evidence' and Appendix 6: 'Economic - Evidence' consider each evidence source, identifying:
- The name of the source
  - The geographical area to which the evidence relates
  - How often the source is updated
  - A summary of the information provided by the source
  - Any limitations in the data provided by the source.

### Generic limitations affecting the data presented

- 3.21** Much of the data presented is either collected by external bodies or collected in partnership between them and the Council. The Council has limited control over the timing and geographical scope of the data collected and how data collection methods change over time. These factors may limit the ability to make reliable comparisons and identify trends. It can also mean that data is only available for the district as a whole. There are some gaps in the data collected as not all information is available at the local level for recent time periods.
- 3.22** The 2011 Census is a significant source of data that has become available since the Scoping Report was first published. Much of the data presented here comes from the 2011 Census. Other information sources have been updated and new ones have become available during the plan production process and so it has been necessary to update much of the information presented for task A 2. In most cases this has taken the form of additional data being added to tables, taken from recent annual monitoring reports. In other cases new studies have been produced which is evident from the publication dates.

### Considering what would happen without the plan

- 3.23** Part of stage A 2: collecting baseline information is to consider what would happen without the plan. Within stage A 2, consideration is given to what would happen without the plan for the three broad environmental, social and economic sustainability themes. This consideration is completed for the broad themes, rather than for each detailed topic, because many of the potential impacts of not producing a plan are likely to be common across a range of related topics.

# 3 Stage A: The Scoping Process

## Environment

### Land

#### Land area

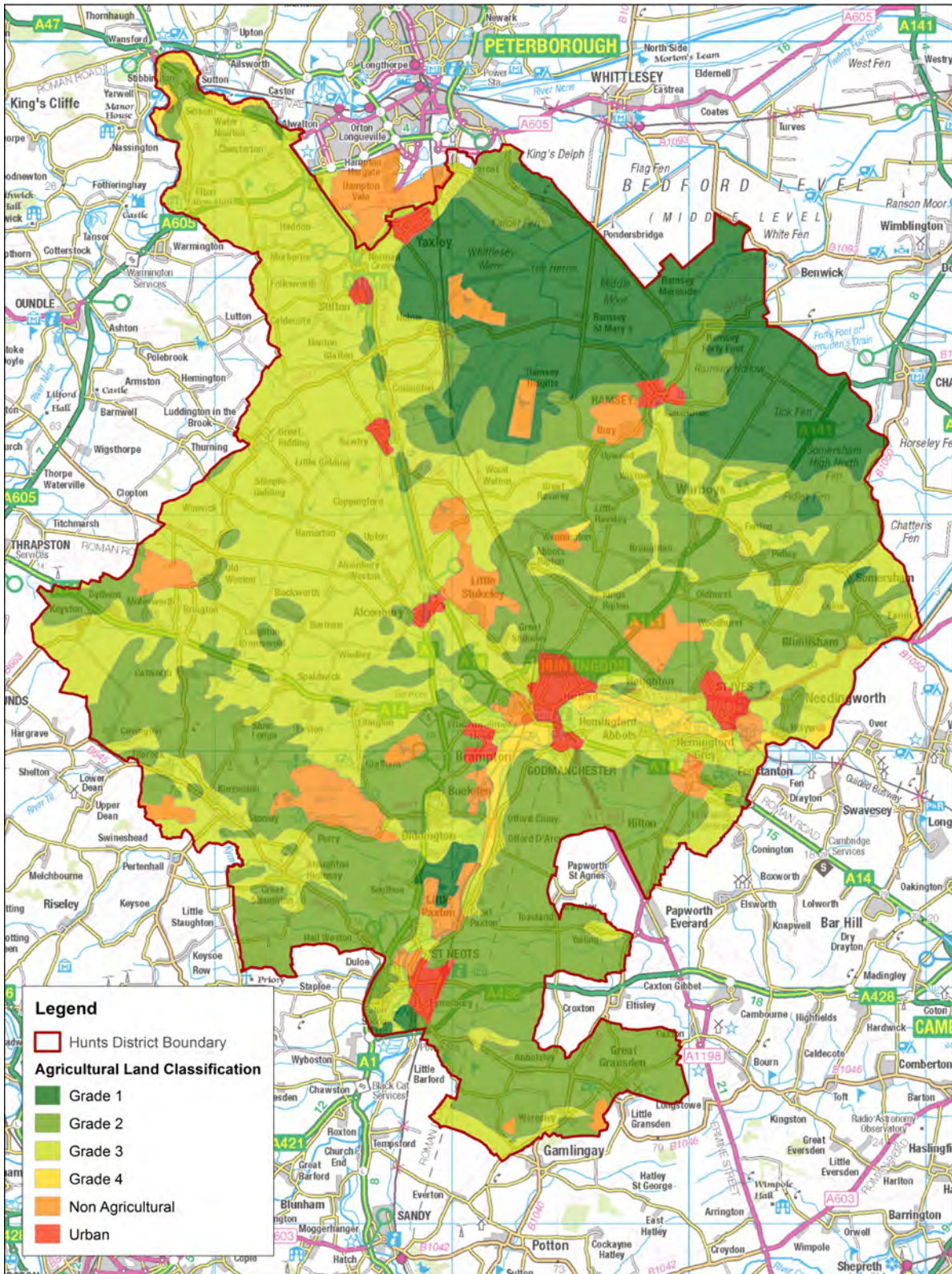
- Huntingdonshire is a largely rural district with just 6% classified as urban.
  - The district covers 913km<sup>2</sup> (about 350 square miles)
  - St Neots is the biggest town and covers an area of some 8.8km<sup>2</sup>
- Huntingdonshire is one of the largest local council areas in the country- the district covers 913km<sup>2</sup> (about 350 square miles). It is a largely rural district with just 6% classified as urban. It has four main market towns as well as one other town and about 100 mostly small villages. St Neots is the biggest town and covers an area of some 8.8km<sup>2</sup>.

#### Agricultural land

- 98% of all agricultural land in the district is classed as grades 1, 2 or 3
  - 15% is classed as grade 1
- Huntingdonshire's agricultural land is almost entirely of good quality, with 98% of it being grades 1, 2 and 3. 15% is classed as grade 1. Grade 1 land occurs mainly in the Fens, in the north east of the district, although there are pockets along the Ouse Valley. The land north of Huntingdon and land south of the A14 is predominantly grade 2. From the Nene Valley in the north of Huntingdonshire south to the A14 corridor and extending from the district's western boundary to the A1 the land is classed almost entirely as grade 3.



Figure 3.1 : Agricultural Land Classification in Huntingdonshire



## 3 Stage A: The Scoping Process

### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

#### Ex-MOD sites

- Part of Alconbury airfield was designated as an Enterprise zone in 2011
  - Together, former MOD airfields make up a significant proportion of the total area of Previously Developed Land in the district
- Due to the agricultural heritage and limited nature of heavy industry there are few areas of Previously Developed Land (PDL). There are however a number of former airfields located around the district, which together make up a significant proportion of the total area of Previously Developed Land in the district. Three of these, Alconbury airfield, Wyton airfield and RAF Upwood, are redundant. Part of Alconbury airfield was designated as an enterprise zone in 2011 reflecting its proximity to the trunk road network and the East Coast Mainline Railway. An application for residential and employment development at RAF Upwood was dismissed at appeal in 2010, although it has been resolved to permit a more recent application for a reduced amount of residential development. RAF Brampton has been redundant and available for development since 2013. An urban design framework for it was adopted by the Council in 2011 and a series of planning permissions granted that will see the base redeveloped for about 600 homes.

#### Previously Developed Land Use

- The long term average for homes built on PDL is just under 46%
- Since the start of the plan period in 2011 the percentage of homes built on previously developed land has generally increased but has been somewhat mixed, and is lower than the national average. The percentage reached its highest point in 2013/14 when over half the homes built were on PDL. The long term average for homes built on PDL is just under 46%. Planning permissions for residential redevelopment at Alconbury airfield and RAF Brampton are likely to mean that PDL will remain a significant proportion of house building for much of the plan period.

**Table 3.32 Percentage of dwellings built on PDL**

Indicator	District data <sup>(1)</sup>						County data	England (2013/14)	Our Target
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16			
% of gross new dwellings on PDL	38.4%	46.3%	44.3%	55.4%	42.8%	48.3%	57.17%	60%	29%

1. Data source: Cambridgeshire County Council (Research and Monitoring)

## Water

#### Water resource availability

- To ensure Waste water Treatment capacity, phasing of growth may need to be discussed regarding growth in the catchments of Oldhurst, Ramsey, Somersham and St Neots Waste water Treatment Works
- The Huntingdonshire Stage 2: Detailed Water Cycle Study Update (Stage 2 WCS) looks at water resources including water supply, waste water networks and treatment and other aspects such as flooding. It concludes that there should not be serious problems in terms of water supply but that there will be areas where waste water treatment is likely to come under stress due to development over the plan period. To address this issue, the Stage 2 WCS notes that early phasing of growth in the catchments of Oldhurst, Ramsey, Somersham and St Neots will need to be discussed between the Environment Agency, Huntingdonshire District Council and Anglian Water Services. Overall, the Stage 2 WCS concludes that improvements for all WwTW's are possible



- Much of eastern England receives less than 700mm of rain per year and includes some of the driest areas in the country.
- Water usage in households is generally continuing to increase.

within the limits of conventionally applied technology, demonstrating that an engineering solution is feasible and hence treatment capacity should not be seen as an absolute barrier to growth.

Met Office data shows that much of eastern England receives less than 700mm of rain per year and includes some of the driest areas in the country. The East of England region is also defined by the Environment Agency as seriously water stressed.

Water usage in households is generally continuing to increase. Data from the two local water companies for their areas, both of which include areas outside Huntingdonshire, have increased with the exception of Cambridge Water's unmetered customers. Over 70% of customers for both companies have a metered supply and both have plans to increase metering further.

**Table 3.33 Metered and Unmetered Water Consumption**

Estimated household water consumption (litres per head per day)		2013/14	2014/15	2015/16	Target	Data source
Cambridge Water (water supply only)	Metered:	125	122	163	Reduce consumption rates	Anglian Water, Cambridge Water
	Unmetered:	146	143	117		
Anglian Water (water supply and sewerage)	Metered:	129	145 <sup>(1)</sup>	145		
	Unmetered:	148				
UK data	Metered:	128			-	
	Unmetered:	155				

1. No breakdown available

### Water quality

- Growth alone will not compromise the ability of watercourses to meet future water quality targets (Good Status) under the Water Framework Directive.

The issue of water quality is also an important consideration in determining the viability of future development in the district. Unless properly planned for, development could result in a deterioration of the water quality of Huntingdonshire's rivers. The Stage 2 WCS concludes that although increased water loads will have to be treated by Waste water Treatment Works, the ability of watercourses to meet future water quality targets (Good Status) under the Water Framework Directive will not be compromised by growth alone and hence growth should not be seen as a barrier to watercourses in the District meeting 'Good Status' in the future.

Reduction in water quality was identified as a key issue for impacts on Portholme, Fenland and Orton Pit SACs, Nene Washes SPA and Ouse Washes SAC, SPA and Ramsar site in the Core Strategy Habitats Regulations Assessment. Due to the adoption of certain recommendations it was possible to say that the Core Strategy would not lead to adverse effects on European sites, however effects on water quality are a significant concern for the Local Plan.

# 3 Stage A: The Scoping Process

## Flood risk

### River and Sea Flooding

- The principal flood risk in Huntingdonshire is from rivers, primarily associated with the River Great Ouse and its tributaries.
- Due to geology much of Huntingdonshire is likely to be unsuitable for the use of infiltration Sustainable Drainage Systems (SuDS).

Huntingdonshire has been subject to flooding from several sources of flood risk, with the principal risk being from fluvial sources. The primary fluvial flood risk is associated with the River Great Ouse and its tributaries. The main urban areas are located along the River Great Ouse corridor; Areas close to the river in St Neots and St Ives are at particular risk of flooding. However, they are afforded some protection by flood defences.

Watercourses in the low lying areas of the Fens, parts of which are at or below sea level (known as Internal Drainage Board Districts) are managed for water level and flood risk management. They aim to provide a general standard of protection against flooding of 1% (Middle Level Commissioner watercourses) and 2-3% AEP (other IDBs), although there may be areas where the standard of protection is lower due to local circumstances. Ramsey is the only Huntingdonshire market town within the Fens, and parts are at risk of flooding because of this. However, as explained above, the flood defences and pumped system run by the IDBs provides some protection.

### Surface Water Flooding

- The Cambridgeshire Surface Water Management Plan identifies St Neots and St Ives as being at particular risk from surface water flooding.

Development can also indirectly increase risk of flooding by increasing the rapidity of surface water run off due to the increase in impermeable surfaces. The use of Sustainable Drainage Systems (SuDS) can help to mitigate these effects by mimicking natural systems to hold back water or allowing it to infiltrate. Due to geology much of Huntingdonshire is likely to be unsuitable for the use of infiltration SuDS.

Development both within the floodplain and in areas not at direct risk has had the effect of increasing the magnitude and frequency of flooding and has increased the number of people and properties under threat. Development in the floodplain reduces the storage capacity in times of flood and diverts excess flood water elsewhere, whilst hard engineering features (including flood defences) have the effect of channelling flood flows downstream. Huntingdonshire has experienced a number of historic surface water / drainage related flood events caused by a number of mechanisms from insufficient storm and combined drainage capacity to poor surface water management. The update Flood Map for Surface Water (uFMfSW) further shows a number of prominent overland flow routes; these predominantly follow topographical flow paths of existing watercourses or dry valleys with some isolated ponding located in low lying areas. In addition, a number of these follow local road infrastructure.

The Cambridgeshire Surface Water Management Plan identifies St Neots and St Ives as being at particular risk from surface water flooding.

### Green infrastructure

#### Green infrastructure opportunities

- Cambridgeshire Green Infrastructure Strategy identifies two strategic green infrastructure areas which are contained within or run through Huntingdonshire: Huntingdonshire Fens and Woods and the Great Ouse.

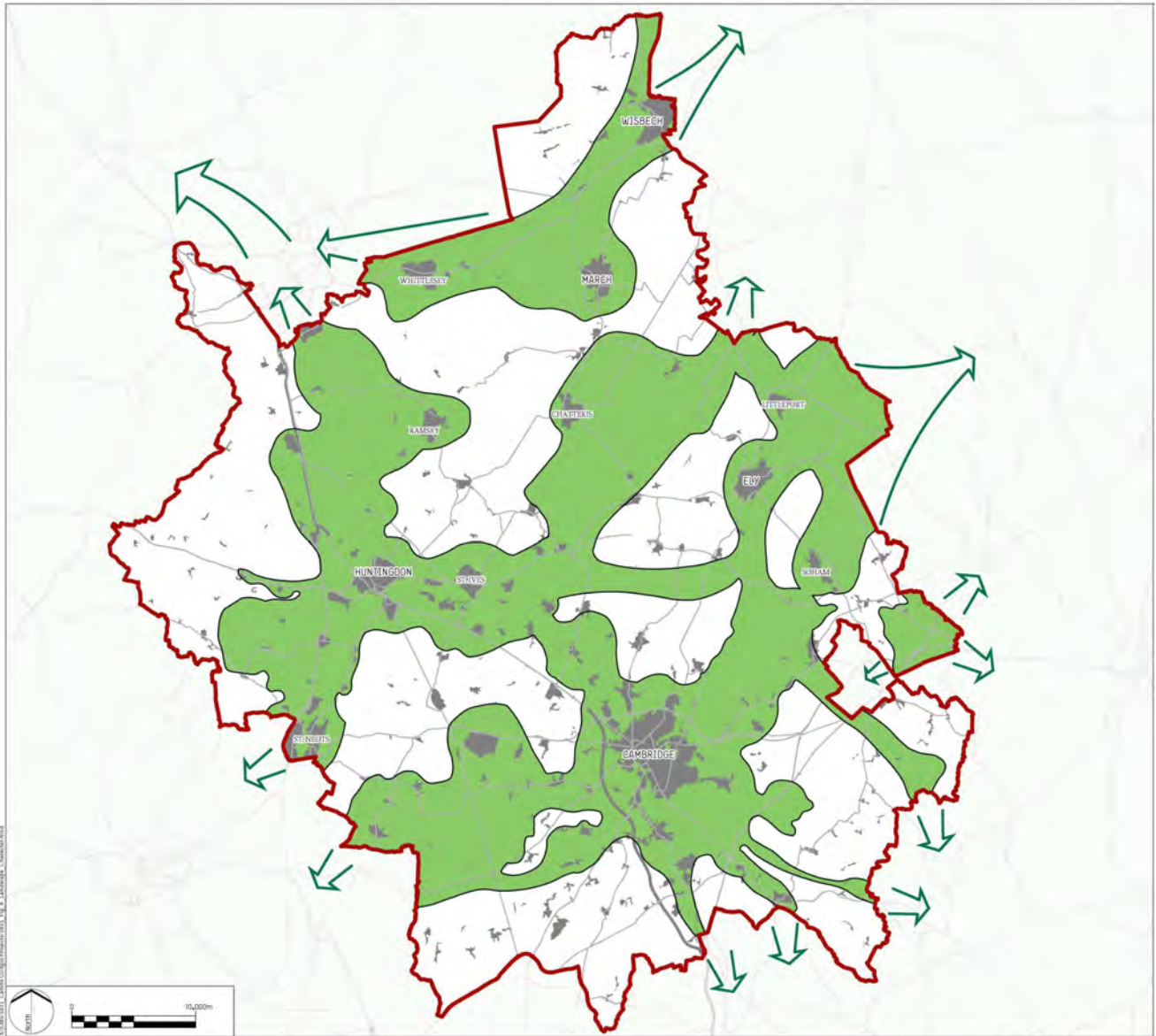
Green Infrastructure offers opportunities to provide for a range of functions, including recreation and wildlife as well as landscape enhancement. Green infrastructure is essential to enhancing biodiversity by creating new habitats and helping to protect against habitat fragmentation.

The Cambridgeshire Green Infrastructure Strategy (2011) seeks to enhance, reinstate and create green infrastructure and a network of corridors, including Public Rights Of Way (PROWs) which connect key areas across Cambridgeshire. The network will allow sites important for biodiversity to be connected helping to prevent fragmentation and encouraging the spread of wildlife at the same time as creating opportunities for countryside recreation including walking and cycling.

The Strategy identifies two strategic green infrastructure areas which are contained within or run through Huntingdonshire: Huntingdonshire Fens and Woods and the Great Ouse.

# 3 Stage A: The Scoping Process

Figure 3.2 Cambridgeshire Strategic Green Infrastructure Network



## Open space

### Publicly accessible open space

- 16.5% of the District's open space provision is located within the four main settlements of Huntingdon, Ramsey, St Ives and St Neots. Across these settlement, St Neots has the highest quantity of

Huntingdonshire has a good base of open space and play provision within the District against policy benchmarks, however a number of localised deficits are identified across individual open space typologies.

16.5% of the District's open space provision is located within the four main settlements of Huntingdon, Ramsey, St Ives and St Neots. Across these settlement, St Neots has the highest quantity of open space, closely followed by Huntingdon.

# Stage A: The Scoping Process 3

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

open space, closely followed by Huntingdon.

Of the key settlements assessed against policy benchmarks:

- St Neots has a large surplus of parks and gardens provision, while Godmanchester, Ramsey, Yaxley and Sawtry have deficits.
- Huntingdon has a large surplus of natural and semi-natural open space, while Godmanchester and Ramsey have deficits.
- Huntingdon and St Ives have large surpluses of amenity green space, and 11 of the key settlements have surpluses.
- All of the key settlements have deficits of children's play facilities, with St Neots having the largest deficit.
- Godmanchester and Ramsey have small surpluses of allotments and gardens, while all other key settlements have deficits.

**Table 3.34 Existing provision of parks and gardens by key settlements against policy benchmarks**

Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit (ha)
St Neots	58.33	9.09	49.24
Huntingdon	14.37	11.66	2.71
Godmanchester	0.09	3.27	-3.18
St Ives	13.74	8.06	5.68
Ramsey	0.02	2.81	-2.79
Yaxley	0	4.62	-4.62
Sawtry	0	2.43	-2.43

**Table 3.35 Existing provision of natural and semi-natural open space by key settlements against policy benchmarks**

Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit
St Neots	21.28	4.35	16.93
Huntingdon	122.74	5.59	117.15
Godmanchester	0	1.57	-1.57
St Ives	5.38	3.86	1.52
Ramsey	0	1.35	-1.35
Sawtry	1.37	1.16	0.21
Yaxley	2.23	2.22	0.01

**Table 3.36 Existing provision of amenity green space by key settlements against policy benchmarks**

Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit (ha)
St Neots	32.50	18.30	14.2

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Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit (ha)
Huntingdon	76.60	26.47	50.13
Godmanchester	9.66	7.43	2.23
St Ives	42.88	20.64	22.24
Ramsey	14.89	6.37	8.52
Sawtry	12.10	5.51	6.59
Yaxley	15.26	10.50	4.76

**Table 3.37 Existing provision of child's play (including LAP, LEAP and NEAP) facilities by key settlements against policy benchmarks**

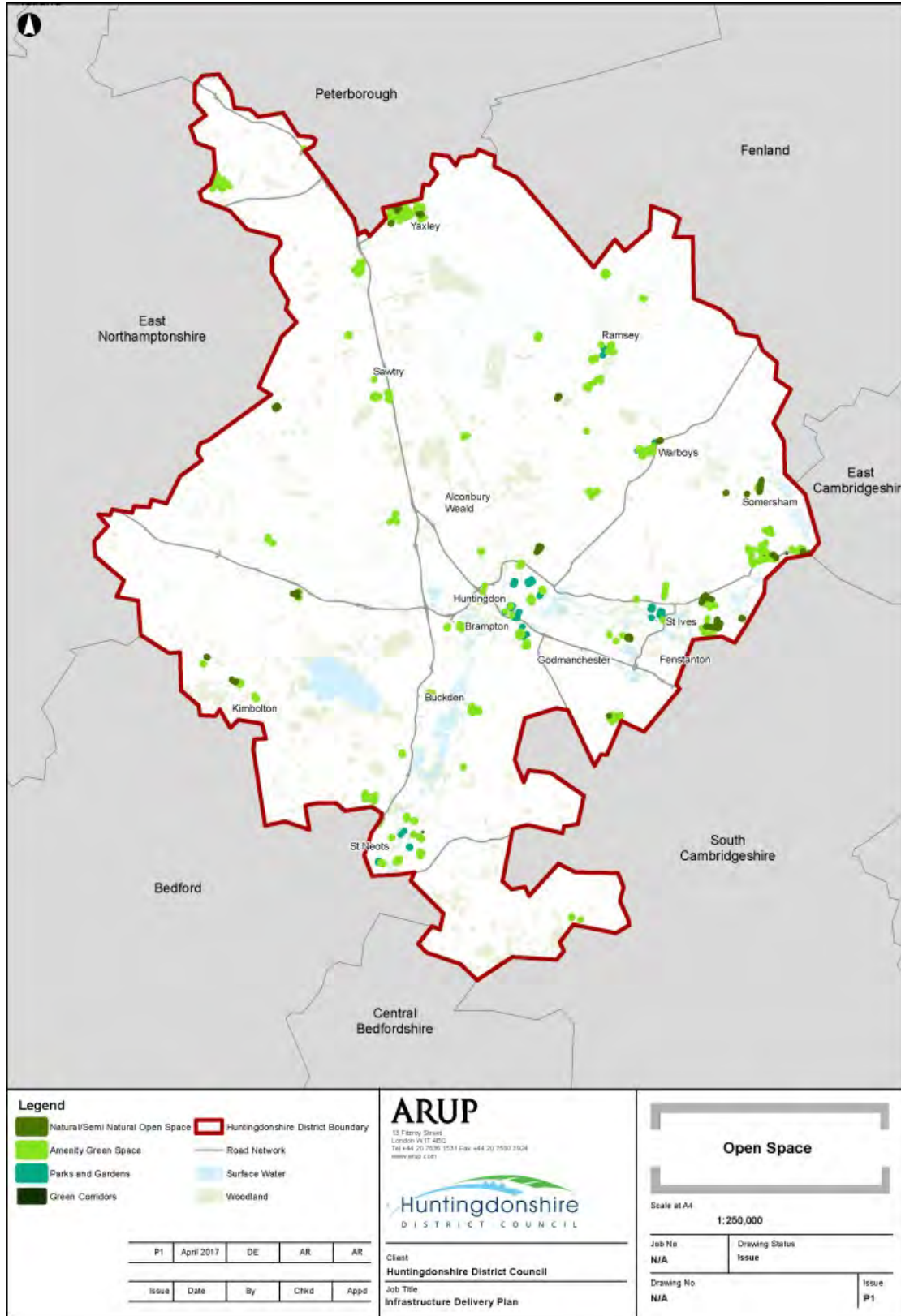
Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit (ha)
St Neots	0.90	7.39	-6.49
Huntingdon	0.95	6.07	-5.12
Godmanchester	0.57	1.70	-1.13
St Ives	0.36	4.20	-3.84
Ramsey	0.14	1.46	-1.32
Yaxley	0.29	2.41	-2.12
Sawtry	0.08	1.26	-1.18

**Table 3.38 Existing provision of allotments and community gardens by key settlements against policy benchmarks**

Settlement	Current provision (ha)	Policy requirement based on population (ha)	Surplus/ deficit (ha)
St Neots	5.49	6.06	-0.57
Huntingdon	4.84	7.77	-2.93
Godmanchester	3.52	2.18	1.34
St Ives	5.34	5.37	-0.03
Ramsey	2.91	1.87	1.04
Yaxley	0.02	3.08	-3.06
Sawtry	1.20	1.62	-0.42



**Figure 3.3 Distribution of Open Space across the district (reproduced from Huntingdonshire Infrastructure Delivery Plan 2017)**



# 3 Stage A: The Scoping Process

## Accessible Natural Greenspace Standard

- Huntingdonshire performs better than the Cambridgeshire averages at all ANGSt levels except for households within 300m of a site greater than 2ha.

The Accessible Natural Greenspace Standard (ANGSt) was developed in the early 1990s and was based on research into minimum distances people would travel to the natural environment. Natural England reviewed the standard in 2008 with the "Nature Nearby" report, published in March 2010.

ANGSt recommends that everyone, wherever they live, should have accessible natural green space of at least:

  - 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
  - 20 hectare within two kilometres of home;
  - 100 hectare within five kilometres of home; and
  - 500 hectare within ten kilometres of home; plus
  - a minimum of one hectare of statutory Local Nature Reserves per thousand population
- It also has a lower percentage of households that meet none of the standards.

Huntingdonshire performs better than the Cambridgeshire averages at all ANGSt levels except for households within 300m of a site greater than 2ha. It also has a lower percentage of households that meet none of the standards.

**Table 3.39 Huntingdonshire and Cambridgeshire ANGSt Levels**

	Number of households <sup>(1)</sup>	% of households within					
		300m of a 2ha+ site	2km of a 20ha+ site	5km of a 100ha+ site	10km of a 500ha+ site	meeting all ANGSt	meeting none of ANGSt
Huntingdonshire	70,390	18.4	73.0	73.0	45.7	11.0	6.8
Cambridgeshire	334,157	20.0	62.0	58.3	30.8	5.5	17.3

1. Draft data from Natural England 2010. Household numbers estimated as at 2005

## Biodiversity

### Nature Conservation Sites of international significance

- Huntingdonshire's internationally significant conservation sites include the Ouse Washes, Woodwalton Fen (as a part of Fenland SAC) and Portholme Meadow.

Huntingdonshire contains a large number of sites that are important for biodiversity including Ramsar sites which are of international significance such as the Ouse Washes, which is also designated as a Special Protection Area (SPA) and Special Area of Conservation (SAC). Other significant sites protected under European Legislation include the Fenland SAC and Portholme Meadow SAC.

### The Great Fen

- Great Fen includes Holme Fen and Woodwalton Fen.

The Great Fen, which includes areas designated as Ramsar, SAC and SSSI, is a visionary plan to transform more than 3000ha of largely arable land into an area of wildlife rich and publicly accessible fen landscape. It encompasses the two National Nature Reserves (NNRs) of Holme Fen and Woodwalton Fen. See also 'Landscape'

### National Nature Reserves

- Huntingdonshire contains two National Nature Reserves (NNRs) at Upwood Meadows and Monks Wood.

The district also has another two National Nature Reserves (NNRs) at Upwood Meadows and Monks Wood as well as 27 Sites of Special Scientific Interest (SSSI) and currently some 135 County Wildlife Sites (CWSs). There is no statutory protection for both NNRs and CWS under UK law. However, NNRs are a selection of the very best SSSIs and so are afforded protection from that designation. There are also a number of Local Nature Reserves such as Paxton Pits, across the district and Protected Road Side Verges; both of which are designated under the National Parks and Access to Countryside Act 1949 by the Wildlife Trust.

### Sites of special scientific importance

- 62.5% of SSSIs in Huntingdonshire are assessed as favourable, with 33.9% assessed as unfavourable recovering.

Huntingdonshire, contains 27 SSSIs, the largest of which is Grafham Water (806ha). The condition of SSSI land in England is assessed by Natural England, using categories agreed through the Joint Nature Conservation Committee.

62.5% of SSSIs in Huntingdonshire are assessed as favourable, with 33.9% assessed as unfavourable recovering. There has been no change in assessed SSSI condition in Huntingdonshire during 2015/16.

The Cambridgeshire and Peterborough Biodiversity Partnership has formulated action plans for important habitats and species which identify measures needed to increase the variety and vitality of habitats and species in the county, and some progress is being made towards achieving the associated targets.

**Table 3.40 Condition of SSSIs**

SSSI condition	2015/16		2014/15	
	Area (ha)	%	Area (ha)	%
Favourable	1488	62.5	1488	62.5
Unfavourable recovering	806.1	33.9	806.1	33.9
Unfavourable no change	44	1.8	44	1.8
Unfavourable declining	35.7	1.5	35.7	1.5
Destroyed / part destroyed	7.1	0.3	7.1	0.3



# 3 Stage A: The Scoping Process

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Figure 3.4 : Nature Conservation Sites





### Woodland

- The district contains several areas of Ancient Woodland (land that has been continually wooded since at least AD1600). Brampton Woods, Monks Wood and Archer's Wood are notable for their popularity and age.

Most of the natural woodland in Huntingdonshire is owned and managed by agencies such as English Nature or charities such as the Woodland Trust. The district contains several areas of Ancient Woodland (land that has been continually wooded since at least AD1600). Brampton Woods, Monks Wood and Archer's Wood are notable for their popularity and age. Many of the sites are protected and managed as nature reserves or county wildlife sites and are seen as an asset to the district. Their wildlife communities are generally richer than those of recent woods, having developed over long periods of time and they contain a high proportion of rare and vulnerable species. With only 2.4% of the land area in Britain covered by ancient woodland it is therefore essential that this habitat be protected.

Ancient woods are also treasure troves of historical features such as bronze and iron age earthworks, Saxon range boundaries, ancient park boundaries, ridge and furrow, park pales and woodbanks, all of which give a picture of past land use, management practices, and industrial history. It is impossible to replace ancient woodland as this habitat has evolved over centuries and it is impossible to replace the ecological evolution by planting a new site or attempting to relocate them.

A tree strategy action plan is being developed; to protect the district's tree resource through sustainable management of the tree population, to practise and promote good tree care, and to carry out, and encourage appropriate tree planting to ensure a healthy balanced tree population.

### Wetlands

#### Fen

- Holme and Woodwalton Fen are rich habitats supporting aquatic and marginal plant species, reed beds, wet woodland species and a diversity of bird and animal life.

Wetlands are important habitats within Huntingdonshire. Since drainage only a few pockets of wet fen remain at Holme and Woodwalton Fens, now part of the Great Fen. Woodwalton Fen is a Ramsar site, a SAC and both are National Nature Reserves and are rich habitats supporting aquatic and marginal plant species, reed beds, wet woodland species and a diversity of bird and animal life.

#### Open water

- The largest area of open water in Huntingdonshire is Grafham Water, a reservoir which is part managed by the County Wildlife Trust and designated as a SSSI.

Huntingdonshire also contains some areas of open water. The largest is Grafham Water, a reservoir which is part managed by the County Wildlife Trust and designated as a SSSI. Other large areas include former gravel workings along the Ouse Valley, which have flooded and been restored as nature reserves or fisheries. These former gravel workings contribute to both the landscape character of the Ouse Valley and wetland resource of the area.

# 3 Stage A: The Scoping Process

## Landscape

### Landscape character areas

In broad terms four types of landscape dominate the district:

- The low lying fens in the north-east of the district
- The undulating claylands that comprise much of central and southern Huntingdonshire
- Higher land to the west, rising up to 70m AOD (in the Huntingdonshire Wolds)
- The main river valleys of the Great Ouse and, in the extreme north-west, the Nene

The landscape of Huntingdonshire includes a diversity of landscapes, four very different market towns and some 100 villages with a variety of architectural styles and materials. The identification of landscape character areas is an approach which protects the distinctive features of each type rather than favouring a particular selection and provides a clear criteria for making judgements.

The Huntingdonshire Landscape & Townscape Assessment identifies nine landscape character areas in total, although in broad terms four types of landscape dominate:

- The low lying fens in the north-east of the district
- The undulating claylands that comprise much of central and southern Huntingdonshire
- Higher land to the west, rising up to 70m AOD (in the Huntingdonshire Wolds)
- The main river valleys of the Great Ouse and, in the extreme north-west, the Nene

### Great Fen

- The Great Fen is over 3,000ha

The Great Fen is a unique project of landscape restoration of over 3,000ha, which is of national significance. There are many strategic drivers associated with the project but, of particular note, is the contribution it can make to the local economy and, in particular the regeneration of Ramsey. The Great Fen is a key project that will serve to promote the district's eco-tourism sector.

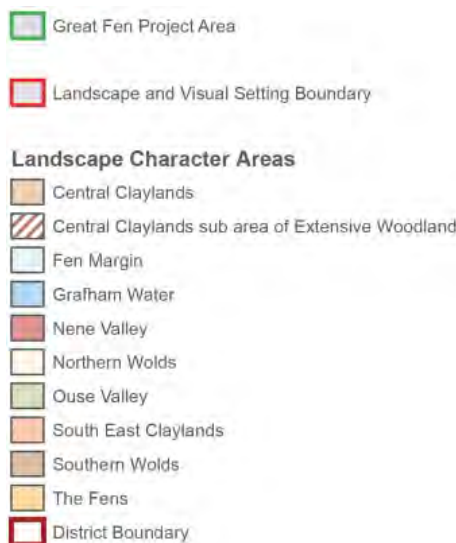
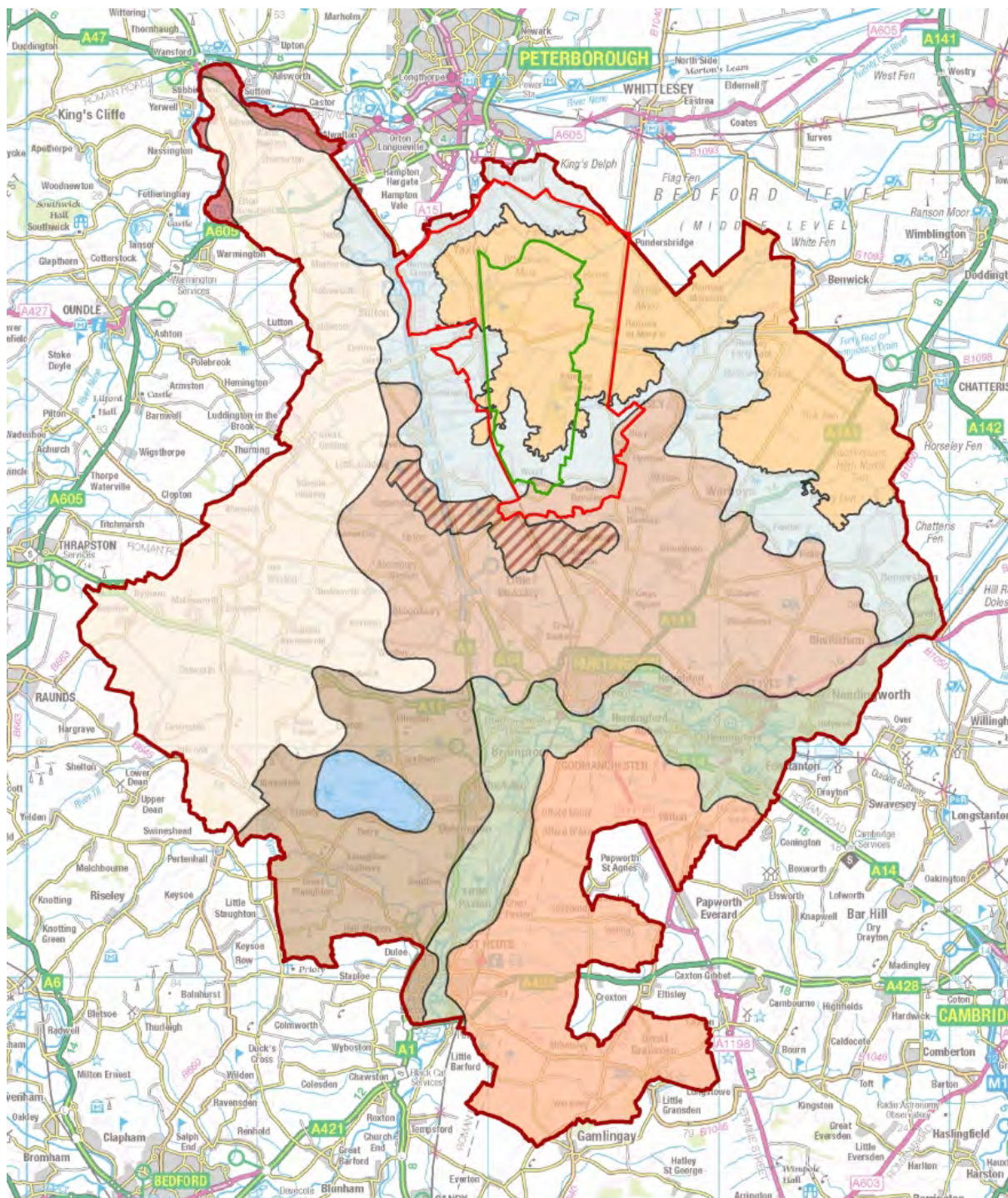


Figure 3.5 : Landscape Character Areas in Huntingdonshire





# 3 Stage A: The Scoping Process

## Heritage

### Archaeology

- Monastic settlements had a major impact on the growth of Huntingdonshire's market towns. Huntingdonshire contains extensive archaeological remains dating from successive waves of settlement, and reflecting its diversity of landscape types with the Fens and the river valleys having been particular areas of activity. Roman towns existed at Godmanchester and Water Newton, along the line of the Roman Road (Ermine Street) which runs across the district from south east to north west. Ramsey Abbey was established on a peninsula in the fen in the tenth century, and smaller monastic houses in St Ives, St Neots and Huntingdon had a major impact on the growth of these towns. The main threats to these remains are agriculture and development. This makes it particularly important that provision is made for appropriate excavation, analysis, recording and preservation in areas of archaeological potential.

### Historic settlement pattern

- Many of Huntingdonshire's smaller villages retain their historic pattern of development, including development clustered around a church and/or village green, and linear patterns. Despite the growth that has taken place across the district, many of Huntingdonshire's smaller villages retain some of their historic form. Nucleated forms, with development clustered around a church and/or village green, and linear patterns are both common. Hamlets are comparatively rare in Huntingdonshire, but isolated farms are scattered across the area.

### Designated heritage assets

- Huntingdonshire contains 61 conservation areas and 2,198 listed structures. The district contains over 61 conservation areas, many of them covering extensive areas along with some 2,198 listed structures. The district also has five registered parks and gardens (one at grade II\* and four at grade II) along with 82 scheduled ancient monuments.

## Climate change

### Climate change impacts

- Challenges associated with climate change facing Huntingdonshire include adapting to the increased risk of flooding and, conversely, droughts brought on by extreme weather conditions. Climate change is possibly the greatest environmental threat facing the world today and is widely accepted as being caused by human activity. Higher global temperatures will bring changes in weather patterns, rising sea levels and the increased frequency and intensity of extreme weather events. The main human influence on climate change is emissions of key greenhouse gases particularly carbon dioxide, methane and nitrous oxides. Challenges associated with climate change facing Huntingdonshire include adapting to the increased risk of flooding and, conversely, droughts brought on by extreme weather conditions. An increased risk of flooding has implications for the district as many parts are low lying and many areas, including the towns of Huntingdon, Godmanchester, St Ives and St Neots lie within the valley of the River Great Ouse. Parts of the district have experienced significant flood events in recent times. Flooding can cause damage to



buildings resulting in homelessness and closure of local businesses, and traffic management issues which impact upon the local economy. Drought conditions have implications for the availability of water for domestic and economic activity. It can also cause damage to buildings as clay contracts and land shifts, potentially a problem for much of Huntingdonshire.

Such changes in weather are likely to lead to a reduction in crop yields of traditional crops, which may lead to farmers what they grow. We may also see some species of plant and animals migrating north or dying out with native species possibly being replaced by migrating exotic species.

### Per capita CO<sub>2</sub> emissions

- Huntingdonshire per capita CO<sub>2</sub> emissions are higher than the county and national figures, due in part to higher than average transport emissions as a result of the rural nature of the district.

There has generally been a reduction in per capita CO<sub>2</sub> emissions in Huntingdonshire, down from 11.0 tons in 2005 to 9.2t in 2013, with a slight rise in 2012. This compares with figures for Cambridgeshire and England, which also generally saw a reduction over the same period and a rise in 2012. However the Huntingdonshire figures are still higher than the county and national figures, due in part to higher than average transport emissions as a result of the rural nature of the district.

**Table 3.41 Per Capita Carbon Dioxide Emissions (tons per person)**

(1)	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 <sup>(2)</sup>
Huntingdonshire	10.9	10.7	10.5	10.0	9.3	9.5	8.9	9.1	8.9	8.0
Cambridgeshire	10.7	10.6	10.4	10.0	8.9	9.1	8.4	8.7	8.5	7.6
England	8.5	8.4	8.2	7.9	7.1	7.3	6.6	6.9	6.7	6.0

- Source: Department of Energy and Climate Change 2015
- Currently the most recently available

# 3 Stage A: The Scoping Process

## Energy

### Renewable and Low Carbon Energy

- There is theoretically a huge capacity for generation from renewable and low carbon sources in the district: there is potential for Huntingdonshire to generate around 29% of its energy demand via these sources by 2031. However, it is likely that only a small fraction of this will be possible, due to landscape and other impacts.

Increasing the proportion of renewable energy sources will reduce carbon dioxide emissions from energy production. Significant increases in renewable sources are expected over the next few years. A capacity study has been completed for the East of England<sup>(13)</sup> which looks at the potential for renewable and low carbon energy development across the East of England. The study concludes that although there is theoretically a huge capacity for generation from renewable and low carbon sources due mainly to the potential capacity of wind turbine development, only a small fraction will be possible due to landscape and other impacts including cumulative effects along with public attitudes. The study sees potential for energy generation in Cambridgeshire to come from a combination of sources but mainly wind turbines and energy from waste sources such as straw.

The Cambridgeshire Renewables Infrastructure Framework (CRIF)<sup>(14)</sup> looks in detail at the potential for renewables infrastructure including decentralised energy networks in Cambridgeshire. The CRIF aims to inform production of development plans alongside other evidence based work, with the aim of creating the policy platform for renewable energy infrastructure investment; identifying opportunities for more flexible sources of low carbon infrastructure investment and to complement the Low Carbon Development Initiative (LCDI), which is bringing forward and reducing the risk of renewable energy projects to enable investment.

The CRIF report has identified that with the range of renewable energy technologies available there is the opportunity for Cambridgeshire to be a leader for clean energy projects, goods and services. The deployment potential for the CRIF lead scenario identifies a combination of over 1 gigawatt of renewable and low carbon energy that could generate around 26% of Cambridgeshire's energy demand in 2031. The analysis has demonstrated that there is potential for Huntingdonshire being highest at 29%. The scale of investment is significant at over £2.3bn and up to £6bn in projects giving a potential return on investment of over 7%. The employment opportunities are significant with potentially up to 11,500 jobs. This supports an argument for developing a major 'Cleantech' cluster in Cambridgeshire.
- The vast majority of renewable energy capacity provided in Huntingdonshire to date is solar photovoltaic and wind.

The vast majority of renewable energy capacity provided in Huntingdonshire to date is solar photovoltaic and wind. Nearly all of the solar photovoltaic capacity in Huntingdonshire has been completed since 2010. There are currently 63 turbines permitted in Huntingdonshire
- There are currently 63 turbines permitted in Huntingdonshire

13 East of England Renewable and Low Carbon Energy Capacity Study (AECOM, 2011)

14 Final Report: Finance, Delivery and Engagement was published on 1 February 2012

**Table 3.42 Total renewable energy capacity completions in Huntingdonshire to 2016**

Renewable energy type	Total to 2016 (MW)
Wind	68.9394
Biomass	3.3390
Landfill gas	5.8809
Sewage gas	0.0000
Photovoltaic	91.9855
Hydro-power	0.0000
<b>Total</b>	<b>170.1448</b>

## Pollution

### Air pollution

- There are Air Quality Management Areas (AQMAs) in Huntingdon, St Neots, Brampton and along the A14 Hemingford to Fenstanton

Although air quality is generally good there are particular areas where some of the national air quality objectives are not being met. There are Air Quality Management Areas (AQMAs) in Huntingdon, St Neots, Brampton and along the A14 Hemingford to Fenstanton, which have been designated due to poor air quality associated with congestion on local roads or proximity to the A14 (it is important to note that the upgrade and realignment of the A14 is likely to change air pollution in these areas). These areas will be subject to detailed monitoring. A joint Air Quality Action Plan produced through partnership between Huntingdonshire, Cambridge City, South Cambridgeshire and Cambridgeshire County Council was produced in 2009 and submitted to DEFRA in 2010. It sets out the nature of air quality problems across the south of Cambridgeshire, assesses the causes and potential solutions in some detail and sets out clear priority areas for action over a five year period.

### Noise

Notable sources of noise relate to the trunk roads and east coast mainline which run through the district.

## Waste and recycling

### District recycling rate

- In 2015/16 over 55% of Huntingdonshire's household waste was sent for reuse, recycling or composting.

In recent years the council has had a very good record of encouraging residents to recycle. In 2015/16 over 55% of household waste was sent for reuse, recycling or composting. This is significantly higher than the national average of 31%. The recycling rate for the district is already exceeding the 2016 target set by central government, and above the Waste Framework Directive target of 50% by 2020.

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### Waste capacity requirement

- Huntingdonshire has a need for more commercial and industrial waste capacity      There is a need for more commercial and industrial capacity in Huntingdonshire as identified in the Minerals and Waste Core Strategy and Site Specific Proposals.

### What would happen without the plan?

- 3.24 Without locally developed policies development proposals would be considered against national planning policy.
- 3.25 Resources (e.g. water quality) and sites with international or national protection (e.g. Ramsar sites, SSSIs and listed buildings) would continue to receive strong protection from adverse impacts created by development, irrespective of there being no locally developed policies.
- 3.26 Species, resources, sites or issues of local significance might receive some protection, but this might be less strong than if there were locally developed policies responding to evidence of that species' importance to the local area (e.g. local Biodiversity Action Plans), to the particular quality of a resource in the area (e.g. high quality agricultural land), or to locally specific issues (e.g. Air Quality Management Areas).
- 3.27 Opportunities for environmental enhancement might be lost, in particular where locally developed policies could respond to local standards or strategies, for example requiring a particular level of provision of open space to be provided, or requiring development to support the improvement of a particular green infrastructure network.
- 3.28 Finally, without a plan there would be no strategic consideration of the location of new development. This might lead to the following outcomes:
  - More of the highest quality agricultural land might be lost to development
  - Overall, development might not be steered towards sites of lowest flood risk as the sequential test for flood risk would not be applied to the whole district for individual planning applications
  - More development might be located in areas which are not accessible by foot, cycle or public transport to employment, facilities and services. This could lead to increased travel by private car, which in turn would increase emissions from transport, exacerbating climate change and creating air pollution.

### Social Issues

#### Health and wellbeing

##### Life expectancy

- Residents of Huntingdonshire can expect to live longer than the national average.
- Residents of Huntingdonshire can expect to live longer than the national average. Figures for 2007-2009 indicate that life expectancy from birth in the district is higher than the national average in England; both males and females can expect to live 16 months longer than the national average with males living 79.7 years compared to 78.3 and females living 83.7 years compared to 82.3 on average.

##### District 'Health Profile'

In relation to the department of Health's 'Health Profile', Huntingdonshire:

The Department of Health's 'Health Profile' for Huntingdonshire and the Local Authority Health Profile for Cambridgeshire, both of which are available at [cambridgeshireinsight](http://cambridgeshireinsight) contain a wide range of Health and Well-being information.

Performs worse than average for:

- GCSE achievement (5 A\*-C including English and Maths)
- Excess weight in adults
- People killed and seriously injured on the roads

Indicators where Huntingdonshire is significantly worse than the England average:

##### **GCSE achievement (5 A\*-C including English and Maths)**

This indicator remained worse than the England average in Huntingdonshire in 2013/14. Educational attainment is influenced by a range of factors including the quality of education children receive, their family's socio-economic circumstances and parental aspirations. Educational qualifications are a determinant of an individual's labour market position and wellbeing, which in turn influences income, housing and other material resources which can influence health and quality of life.

Has seen improvements in:

- The percentage of children aged 11 who are obese
- Smoking prevalence
- Hospital stays for alcohol-related harm
- Under 75 cancer mortality

##### **Excess weight in adults**

In Huntingdonshire in 2012, 69.1% of the resident population were estimated to be overweight or obese, significantly higher than the England average of 63.8%. This indicator was not updated in the latest profiles and remains red based on previous data. Excess weight and obesity are known to be a major determinant of premature mortality and preventable ill health and obesity is associated with a range of health issues including diabetes, heart disease, hypertension and stroke.

##### **People killed and seriously injured on the roads**

Huntingdonshire remained worse than the England average for this indicator in 2011-13, having been worse since 2009-11. However, the rate has improved over recent years. This indicator is partly influenced by the high levels of through-traffic on major roads through the area and many people killed or injured may not be residents. Casualty rates per vehicle kilometre travelled are actually lower than the national average and have fallen since 2005-09. Road accident death rates among the county's residents as a whole are also falling and similar to the England average.

Indicators for Huntingdonshire that are statistically similar to the England average include:

- Statutory homelessness

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- Alcohol-specific hospital stays in under 18s
- Percentage of adults physically active
- Incidence of malignant melanoma
- Hospital stays for self-harm
- Hip fractures in people aged 65 years and over
- Excess winter deaths
- Infant mortality
- Suicide rate

There are indicators that have seen improvements in Huntingdonshire:

- The percentage **obese children (year 6)** in Huntingdonshire returned to being significantly lower than the England average in 2013/14.
- **Smoking prevalence** fell in 2013 to a level significantly below the national average.
- **Hospital stays for alcohol-related harm** returned to being significantly lower than the England average in 2013/14, though they have shown a generally increasing trend since 2008/09.
- **Under 75 cancer mortality** continues to fall in Huntingdonshire and returned to a level below the national average in 2011-13.

#### Availability of health services

- The historical pattern of development in the district means that a significant proportion of the population live in villages some distance from health services. An important factor when considering availability of health services is their distance and accessibility to all settlements including those villages in more rural areas. However, the historical pattern of development in the district means that a significant proportion of the population live in villages some distance from health services. For residents of these villages, particularly if they have mobility issues, access to health care can be difficult. The main focus of secondary care facilities within the district is Hinchingsbrooke Hospital in Huntingdon. Those resident in the north of the district are served by Peterborough and Stamford hospitals.

#### Health perceptions

- 84.5% of Huntingdonshire respondents to the 2011 Census described their health as being 'good/ very good' in the preceding 12 months, 3.1% higher than the national average. Residents of Huntingdonshire enjoy a relatively good standard of health and also have a perception of being in good health. In Huntingdonshire 84.5% of respondents to the 2011 Census described their health as being 'good/ very good' in the preceding 12 months, 3.1% higher than the national average. Also only 4% describing their health care as bad/ very bad. There are however, variations in health and the perception of health across the district with north Huntingdon being an area where relatively high numbers are reported to be suffering from poor health.

## Population

#### Total population

- There are an estimated 177,800 people living in Huntingdonshire. Huntingdonshire is the largest district in Cambridgeshire by both land area and population. There are an estimated 176,100 people living in Huntingdonshire (Cambridgeshire County Council Research Group, 2017), which is expected to rise to 205,500 in 2036.

### Population density

- Huntingdonshire's population density is low compared to the national rate, reflecting the rural nature of a large part of the district. In 2010 in Huntingdonshire, the population density was 185 people per square km. This is significantly below the 305 for the East of England and 401 in England and reflects the rural nature of a large part of the district.

### Centres of population

- 46.4% of Huntingdonshire's population lives in the market towns. Almost one third of Huntingdonshire's population live in Huntingdon (13.5%) and St Neots (17.8%), while 10% live in St Ives and 5.4% in Yaxley with 5.1% in Ramsey.

### Racial diversity

- 5.3% of Huntingdonshire's residents identified themselves as non-white in the 2011 Census. Huntingdonshire's residents are predominantly white, with just 5.3% categorised as non-white in the 2011 Census. This is considerably lower than the national average of 14.3%, although the percentage of non-white people living in the district has increased since the 2001 Census. The total number of non-white residents has increased by more than 30 percent to nearly 4,500 people.

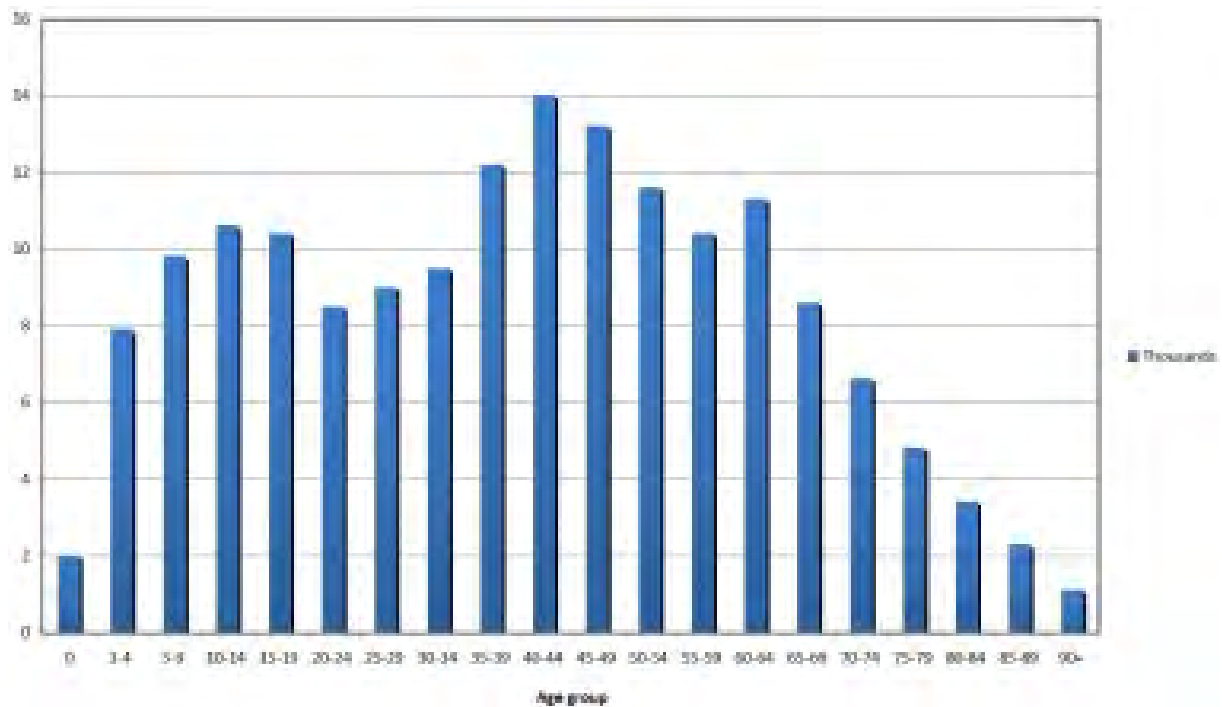
### Population age structure

- By 2033 the population aged 65+ is projected to increase from 16.1% to 26.3%. This will create a need for additional health care investment. Just over a quarter (27.8%) of Huntingdonshire residents are aged between 45 and 64 years<sup>(15)</sup>. This is higher than the national average of 25.3% and has implications for the development of appropriate services to cater for an ageing population over the course of the plan period. This is demonstrated by the fact that in the 2010 mid year estimates 16.1% of the population are aged 65+, slightly lower than the national average of 16.5%, but by 2033 this age group is projected to represent 26.3% of the population of Huntingdonshire. The continued growth in Huntingdonshire's population and the demographic profile of the existing population will require significant investment in primary care premises, especially in areas affected by significant new development, as well as focusing provision of health care within the community.

The increase in the numbers of older people in the district is reflected in the fact that the proportion of the population who are of working age in Huntingdonshire is reducing. This means that there are fewer economically active people living in the District.

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Figure 3.6 Huntingdonshire population structure



## Housing

### Housing affordability

- House prices have increased notably since June 2012, increasing overall from a low in 2008/9. Making housing more affordable is a key national priority, especially in the current economic climate. The housing market has shown a steady recovery over the last few years with house prices increasing from a low seen in 2008/2009. There has been a notable increase in prices since June 2012.
- Despite the house price to earnings ratio being 9.6 in December 2016, relatively speaking Huntingdonshire is one of the more affordable districts in Cambridgeshire. The average house price in Huntingdonshire (July 2016 to December 2016) was £266,296 and the ratio of lower quartile house price to earnings was 9.6 in December 2016<sup>(16)</sup>. Despite this being significantly above the 3.5 ratio defined by government as 'affordable', relatively speaking Huntingdonshire is one of the more affordable districts in Cambridgeshire.<sup>(17)</sup> In Cambridgeshire social renting is generally the cheapest tenure while open market purchase is the most expensive. Private renting accounts for just over one in ten households in Huntingdonshire (14%) while owner occupied accommodation accounts for 72% compared to a national average of 64%.

16 Cambridge Housing Market Bulletin No. 32, March 2017 CCC

17 Further information can be found in the Cambridge Sub-Region's Strategic Housing Market Assessment on [cambridgeshireinsight](http://cambridgeshireinsight)



### Housing completions

- Annual housing completions have been lower in the period 2012/13 to 2015/16. Information from Huntingdonshire's Annual Monitoring Report shows that annual housing completions have been lower in the period 2012/13 to 2015/16, following a period of steady increase in the number of dwelling completions each year from 2001 to 2010. Completions are expected to rise significantly from 2017/18 onwards.

### Gypsy & Traveller pitches

- There is an identified need for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036. There is an identified need in Huntingdonshire for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036, and no specific need for Travelling Showpeople plots. There is a potential further need for between 0 and 19 additional pitches arising from existing households whom it was not possible to interview as a part of the needs assessment process.

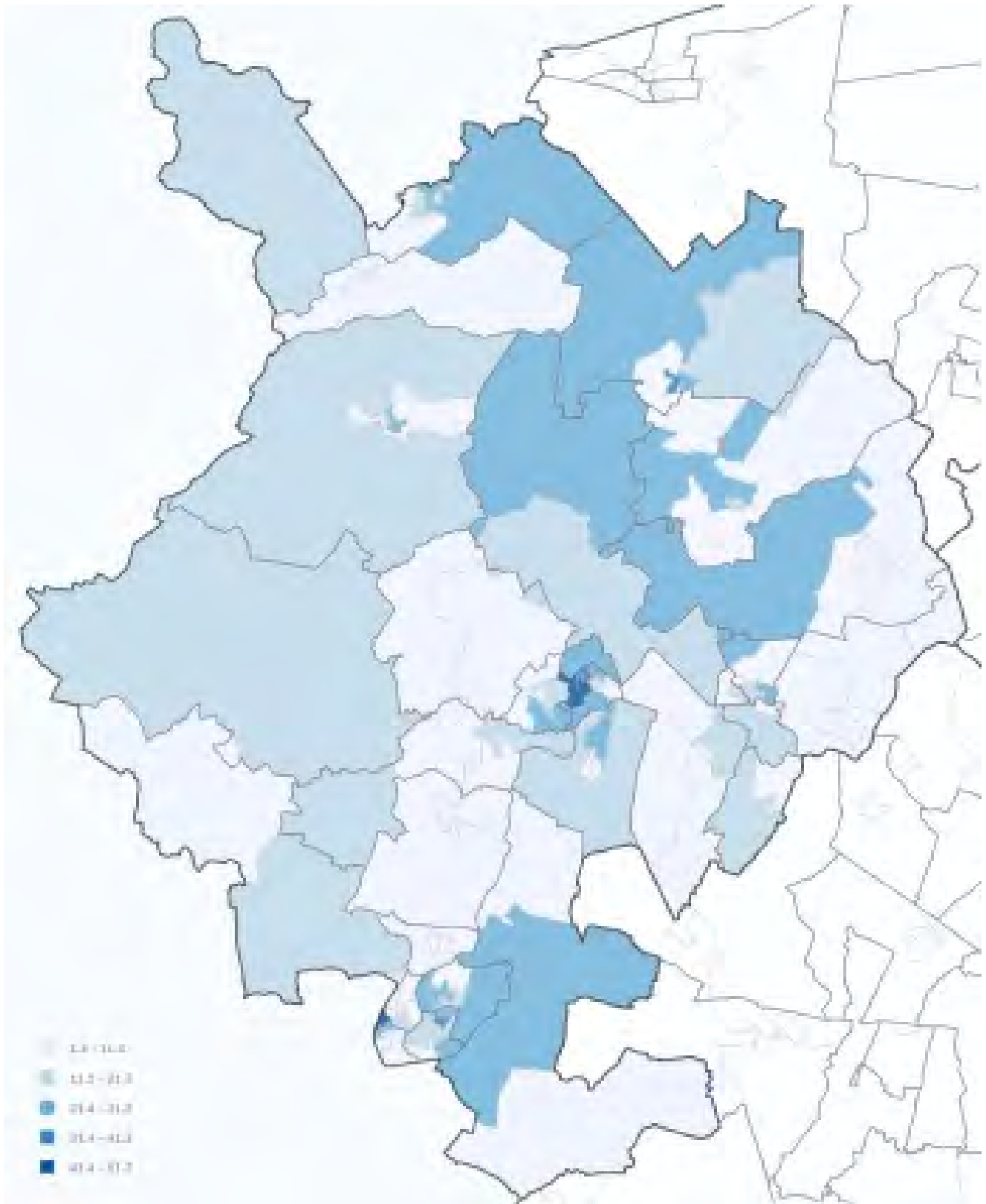
## Deprivation and crime

### Deprivation

- The most deprived areas of Huntingdonshire are mainly concentrated in Huntingdon and St Neots with parts of the Huntingdon East ward being the most deprived area in the district. Information from the [Cambridgeshire Atlas](#) shows that the most deprived areas of Huntingdonshire are mainly concentrated in Huntingdon and St Neots with parts of the Huntingdon East ward being the most deprived area in the district. It is however a mixed picture as parts of Huntingdon West are the among the least deprived in Cambridgeshire.

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Figure 3.7 Index of Multiple Deprivation 2015



### Crime

- Levels of crime experienced within Huntingdonshire are relatively low. The levels of crime experienced within Huntingdonshire are relatively low. The British Crime Survey 2010/11 shows a 12% decrease in the levels of recorded crime comparator offences from 2008/09 to 2009/10. This represents the biggest decrease in Cambridgeshire which recorded a decrease of about 10% for the same time period. Nevertheless, crime remains an issue within the district, not least of all because of public perceptions.

### Access to services

#### Local services

- Nearly 50% of all parishes have at least one food store and just over 40% of parishes have a primary school. Local shops, schools and other services, including local shops, public houses, places of worship, education facilities, filling stations, public halls and health care facilities, play an important role in promoting communities' sustainability in meet everyday needs and reducing the need to travel.

The latest data from 2008 showed that nearly 50% of all parishes have at least one food store and just over 40% of parishes have a primary school. In order to take into account any later changes in rural service provision; especially changes and losses of post offices, the council has had regard to Cambridgeshire ACRE 's Rural Services Survey published in December 2011. There appears to be no correlation between the loss of services and levels of housing development in villages, as losses have occurred whether or not building has taken place. Increased personal mobility and the dominance of supermarkets and town centre shops seem to be more important factors.

#### Bus services

- Frequent bus services run between the largest centres of population, but services in more rural areas are less frequent. The most frequent bus services operate within and between Market Towns where there are greater concentrations of potential passengers. The Cambridgeshire Guided Busway opened in summer 2011, providing a reliable and frequent public transport link connecting Huntingdon and St Ives with Cambridge. Services in more rural areas are less frequent.

See also 'Transport infrastructure'.

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### Vehicle ownership

- Due to the rural nature of the district, for those living outside of the main settlements, there is a high reliance on private cars for transport, which is reflected in car ownership levels which are above the national average. Due to the rural nature of the district, for those living outside of the main settlements, there is a high reliance on private cars for transport, which is reflected in car ownership levels which are above the national average. This dependence on cars means that those without access to car transport can be significantly disadvantaged. The percentage of households in Huntingdonshire that have access to two or more cars or vans is significantly higher at 15% above the national average. The district's rural areas generally have higher levels of vehicle ownership than urban wards. Huntingdon has the highest percentage of households with no cars at 20%, followed by St Neots with 17.4%. This compares to St Ives and Ramsey; neither of which have convenient access to a railway station, with 15.8% and 15.2% of households with no cars respectively<sup>(18)</sup>.

### Accessibility of new development

- In 2015/16 82% of all new homes (gross completions) were within 30 minutes travel time of 5 key services (i.e. GP surgeries, primary schools, secondary schools, retail centres, outpatient hospitals and areas of employment). Accessibility to key services and facilities by sustainable modes is an important consideration in the planning of new development. In 2015/16 40% of all new homes (gross completions) were within 30 minutes travel time of 6 key services (i.e. GP surgeries, primary schools, secondary schools, retail centres, outpatient hospitals and areas of employment) by public transport<sup>(19)</sup>. 82% were within 30 minutes of 5 key services. The journey time includes walking time to a bus or train stop of less than 800m, and no account is taken of school transport provision. Private schools are not included in the calculations, and GP surgeries and hospitals are NHS facilities only.

## What would happen without the plan?

- 3.29** Without locally developed policies development proposals would be considered against national planning policy.
- 3.30** Without locally developed policies, opportunities would be lost to address the housing needs of particular social groups in Huntingdonshire's population. In particular:
- the growing older population's need for accessible and adaptable housing or specialist housing provision in the right locations might not be met,
  - without a locally developed and evidenced affordable housing policy there is a risk that an increasing number of Huntingdonshire residents would not be able to afford suitable accommodation,
  - the local need for additional gypsy and traveller pitches or plots might not be met.
- 3.31** In addition, without a plan there would be no strategic consideration of the location of new development. This might lead to more development being located in areas which are not accessible by foot, cycle or public transport to employment, education, facilities and services. For those without access to a private car this might create problems in accessing employment, education or for example sports facilities. This could increase the risk of more people being unemployed, gaining few qualifications or being in poor health. It could also increase the rate of road accidents and injuries.

18 Huntingdonshire Spatial Strategy Options Report, Final Assessment (Atkins, June 2008), table 2.1 'Population and Car Ownership' pp9

19 AMR 2016

### Economic Issues

#### Employment

##### Employment

- Huntingdonshire has a higher employment rate than the national rate.

Employment in Huntingdonshire has been relatively buoyant with an overall employment rate of 71.0% in 2011 compared to 64.7% nationally<sup>(20)</sup>. The large settlements contain the greatest concentrations of jobs: Huntingdon, St Neots and St Ives together accounted for 60% of employment in the district in 2001.

##### Employment floorspace

- Office floorspace and industrial and warehouse floorspace is concentrated in Huntingdon.

Office floorspace is concentrated in Huntingdon, which in 2001 accounted for 60%, followed by St Ives with 17%. Huntingdon is also the main location for industrial and warehouse premises, although nearly a quarter of the district's factory stock is located in St Neots.

##### Unemployed

- The claimant count unemployment rate in the district remains low at 0.7% compared to the UK average of 1.5%.

As well as containing the greatest concentrations of jobs, conversely, the settlements of Huntingdon and St Neots also contain the highest concentrations of unemployment. People who have had clerical, elementary or no previous job experience form the largest occupational groups among those that are unemployed. The claimant count unemployment rate in the area remains low at 0.7% compared to the UK average of 1.5% (Oct 2015). Only the Huntingdon North ward has a rate higher than this figure.

##### Resident earnings

- Median weekly earnings of people who live within the district are higher than the regional and national average

Average earnings within the district are higher than the national average and have fluctuated over the last few years. Household income is the highest in the west and south of the district, with pockets of low income in Huntingdon and St Neots.

Median weekly earnings of Huntingdonshire residents in employment is £544 which is 2% greater than the England median.

##### Workplace earnings

- Median weekly full time earnings of people who work in Huntingdonshire are nearly 5% below the national average and around 8% lower than the county wide average.

This contrasts with the fact that median weekly full time earnings in Huntingdonshire, that is those people employed in the district, are nearly 7% below the national average and around 10% lower than the county wide average. The median figure for the district in 2015 was £497 per week, which is 3% lower than the 2009 figure. The national figure increased by 8% in this period. These figures relate to workplace data and figures for Huntingdonshire residents are higher due to higher wages earned by people living in the district and commuting to better paid jobs outside the area.

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The recession has impacted upon employment and incomes. It is expected that unemployment will continue to rise while incomes will fall in the immediate future.

## Business

### Business numbers

- The number of businesses in Huntingdonshire increased by 11% in the period 2010-15; less than the national increase. There has been an increase in the number of VAT-registered businesses in the district over the last five years, with a total of 8,585 businesses registered in 2015 – 11% more than in 2010. This is less than the UK figure during this period (14%) and the same as the county wide increase.

The majority of the business base of Huntingdonshire consists of small to medium enterprises, a high proportion of which employ between 0 and 4 people. Many of these businesses are owned by residents working in skilled trades occupations.

### Business and employment sectors

- The number of businesses in Huntingdonshire increased by 11% in the period 2010-15; less than the national increase. The business sectors with the largest number of VAT-registered businesses in the district are 'Professional, scientific & technical', 'construction' and 'Business administration and support services'.
- The manufacturing sector remains important to Huntingdonshire's economy. Although the manufacturing sector has contracted in recent years, in line with national trends, it remains important to the Huntingdonshire economy and the latest figures available suggest that 13.7% of employment in the District remains geared towards manufacturing. However, Huntingdonshire's business base is diversifying, with the number of business units operating in the professional and scientific sector increasing considerably in recent years, as well as an increase in employment in the financial and professional services sector.
- Huntingdonshire's business base is diversifying into sectors such as professional and scientific and financial and professional services.
- Huntingdonshire's proximity to Cambridge's cluster of high value businesses is an opportunity to develop complementary sector specialisms, supply chains and business accommodation. Cambridge City is a globally recognised leader in the knowledge economy, with high value sectors contributing substantially to the local economy. The potential for further growth is clear and Huntingdonshire's proximity to this key growth pole is seen as a major opportunity to develop complementary sector specialisms, supply chains and business accommodation. The sectors employing the largest numbers of Huntingdonshire's workforce are 'production (mining, quarrying, utilities and manufacturing)', 'health', 'retail' and 'business administration and support services'.

### Occupations

The main occupations of Huntingdonshire's workforce are 'managers and senior officials', 'associate professional and technical occupations', 'administrative and secretarial occupations', 'skilled trades occupations' and 'elementary occupations'.

### Retail

#### Retail market share

- Huntingdon has the highest market share of Huntingdonshire's market towns in terms of comparison spending- double that of St Neots, which has the next highest market share. Retail activity in Huntingdonshire is dominated by the market towns of Huntingdon, St Neots, St Ives and Ramsey. These are the only settlements in the district to contain centres with a variety of shops and services. Huntingdon has a comparison goods market share of 23% (where 60% was made to central retailers and 40% was made to non-central locations)- a significant fall from 28% in 2010, with a greater proportion of residents choosing to travel further afield to Cambridge to carry out comparison goods shopping. St Neots drew 12% of comparison goods expenditure in 2016 (83% to central retailers, while 17 % was to non-central stores). Since 2010, there has been a relatively small decrease of 0.7% in the comparison market share. St Ives drew 6% of comparison goods spend (100% of which was to central retailers). Ramsey had a market share of 1.2% (92% to central retailers, while 8 % was to non-central stores), marginally increasing from 1.0% in 2010.

#### Shop vacancies

- Huntingdon and St Neots have lower vacancy rates than the national average. In terms of vacancy levels the district's two main shopping destinations appear to be relatively resilient to the effects of the recession. Huntingdon's retail vacancy rates are just above the national average (although the announcement of Waitrose closing in September 2017 at St Benedicts Court may affect this) and St Neots is significantly below the national average.

#### Comparison goods spend

- Around 55% of spending on comparison goods by district residents is spent outside of Huntingdonshire. Around 55% of spending on comparison goods by district residents is spent outside of Huntingdonshire. This spending goes to higher order centres such as Peterborough, Cambridge and Bedford. This indicates that the main town centres of Huntingdon and St Neots do not offer a good level of diversity to meet needs. Huntingdon's primary qualitative deficiency in terms of comparison goods is the fashion sector with a failure to attract the higher end market providers.

### Tourism

- Huntingdonshire's natural assets, including its waterways, form a tourist attraction. Huntingdonshire has many assets which serve to attract tourists to the district however, tourism within the district is not as strong as in other parts of the county such as Cambridge City. The diversity of Huntingdonshire's attractions and the rural nature of the district means that they are widely spread and are comparatively modest in scale. Of particular note are the natural assets such as the River Great Ouse which attracts many water based activities. There are numerous marinas located around the district which promote water

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recreation and a number of festivals which are focused on the river and attract many visitors.

#### Huntingdon Race Course

The Huntingdon Race Course is a significant attraction which hosts a number of national horse racing events each year.

For the Great Fen see 'Landscape'.

### Education and training

#### Education

- High number of people with no formal qualifications. Levels of qualifications are close to the national average. Almost a quarter of people aged 16–74 in Huntingdonshire have no formal qualifications and this remains lower than the county and national average. The level of qualification attained by the people of Huntingdonshire is close to the national average and 37.6% of Huntingdonshire's residents are qualified to NVQ Level 4 or above.

There are six wards with a higher level of people with no qualifications than the national average. The two wards with the highest levels are Huntingdon North and Ramsey. There are eight wards with lower levels of people with qualifications at level 2 or higher (5+ A\*-C grade GCSEs and above) than the national average, also including Ramsey and Huntingdon North wards.

### Transport infrastructure

#### Road network

- The road network across Huntingdonshire is dominated by the north-south corridor of the A1(M) and the east-west A14(T) route. The road network across Huntingdonshire is dominated by the north-south corridor of the A1(M) and the east-west A14(T) route. Huntingdon has the highest average traffic flow per kilometre of road of all urban centres within Cambridgeshire<sup>(21)</sup>.
- Improvements in road infrastructure are essential to unlocking economic growth. Improvements in road infrastructure are essential to unlocking economic growth.

#### Rail network

- The East Coast Mainline Railway runs parallel with the A1(M) north-south through the centre of the district. The East Coast Mainline Railway runs parallel with the A1(M) north-south through the centre of the district. A programme of improvements to the passenger capacity of the railway have seen many peak time trains carrying additional carriages and extensions having been made to a number of platforms at stations along the Peterborough to Kings Cross section of the line.

21 Cambridgeshire Local Economic Assessment (Greater Cambridge, Greater Peterborough Local Enterprise Partnership, February 2011) Huntingdonshire Profile



### The Guided Busway

- Cambridgeshire Guided Busway served 1 million passengers within 5 months of opening - surpassing expectations.

The Cambridgeshire Guided Busway provides an alternative to private car travel between St Ives and Cambridge. The busway connects central Cambridge, Addenbrooke's and Trumpington with North Stowe and St Ives. Services go on to Huntingdon, Somersham and Peterborough. The busway services provide a step change in the quality and quantity of public transport and create enhanced travel choice. The busway opened in August 2011 and immediately proved to be a success, catering for 1 million passengers milestone reached in the first 5 months and four million passengers between 2011 and 2014. Future growth in demand will partly depend on the growth of housing in the corridor, but further enhancements to services are planned including enlargement of park and ride facilities. Traffic levels on the A14 and adjacent roads are being monitored for evidence of the anticipated longer term modal switch from car to the busway.

### Commuting

#### In commuting

- 74% of people who work in Huntingdonshire live in Huntingdonshire. The largest number of commuting flows into the district are from Peterborough

74% of people who work in Huntingdonshire live in Huntingdonshire. Of the remaining 26%, the most notable commuting flows into Huntingdonshire are from Peterborough, South Cambridgeshire and Fenland.

**Table 3.43 Top Ten Inbound Commuter Daily Flows to Huntingdonshire**

Ranking	Top 10 inbound commuter daily flows	Total trips by all modes	Percentage
1	Peterborough	3843	25%
2	South Cambridgeshire	2690	17%
3	Fenland	2622	17%
4	Bedford	1448	9%
5	East Northamptonshire	1251	8%
6	Central Bedfordshire	1012	7%
7	East Cambridgeshire	907	6%
8	Cambridge	855	5%
9	South Kesteven	597	4%
10	Milton Keynes	323	2%
	Total trips (top 10)	15548	100%

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### Out Commuting

- 64% of people who live in Huntingdonshire work in Huntingdonshire. The largest number of commuting flows out of the district are to the Cambridge area and Peterborough.
- 64% of people who live in Huntingdonshire work in Huntingdonshire. Of the remaining 36%, the most notable flows out of the district for work include to the Cambridge area (Cambridge and South Cambridgeshire combined), Peterborough, London, Bedford and Central Bedfordshire. More people commute out of Huntingdonshire than commute into Huntingdonshire.

**Table 3.44 Top Ten Outbound Commuter Daily Flows from Huntingdonshire**

Ranking	Top 10 outbound commuter daily flows	Total trips by all modes	Percentage
1	Peterborough	6,026	25%
2	South Cambridgeshire	5,830	24%
3	Cambridge	4,716	20%
4	Bedford	2,520	10%
5	London	1,329	6%
6	Central Bedfordshire	1,270	5%
7	Fenland	842	3%
8	East Cambridgeshire	549	2%
9	North Hertfordshire	531	2%
10	Milton Keynes	510	2%
	Total trips (top 10)	24,123	100%

### What would happen without the plan?

- 3.32** Without locally developed policies development proposals would be considered against national planning policy.
- 3.33** Without locally developed policies based upon local evidence, the district's existing economic strengths might be threatened, and opportunities might be lost to grow the district's economy in a way that responds to its local character and potential. In particular:
- Existing employment sites might not have sufficient protection against competing uses
  - Not enough commercial land might be made available of the right type and in the right location to support the district's economic potential
  - Not enough or too much land for retail might be made available of the right type and in the right location to meet future needs and preferences. This could lead to an increase in the current pattern of a large proportion of residents travelling out of the district for comparison shopping
  - Opportunities might be lost to support potential economic growth areas such as farm diversification or the tourist potential of the district's natural assets.
- 3.34** In addition, without a plan there would be no strategic consideration of the location of new development. This might lead to more development being located in areas which are not accessible by foot, cycle or public transport to employment or education. This could lead to increased travel by private car, which in

turn could lead to increased congestion on the roads, hindering the efficiency of businesses to function well, and making the area less attractive to existing and potential businesses and employees. For those without access to a private car this might create problems in gaining or remaining in employment or education. This could increase the risk of more people being unemployed or gaining few qualifications.

# 3 Stage A: The Scoping Process

## A 3: Identify sustainability issues and problems

<b>A:</b>	A 1: Context review A 2: Collecting baseline information <b>A 3: Identifying sustainability issues and problems</b> A 4: Developing the SA framework A 5: Consulting on the scope of the SA	To help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring.
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### How was this task achieved?

**3.36** The table below brings together the findings from stages A 1 and A 2 to identify key sustainability issues and problems, and to suggest how these could be reflected in the Sustainability Appraisal framework. The detailed evidence from stages A 1 and A 2 is not repeated here, but links to the relevant sections are included.

**Table 3.45 Land, Water and Flood Risk**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.4 'Land'	Table 3.32 'Percentage of dwellings built on PDL'	In recent years the proportion of new housing built on brownfield land has increased but is still low in comparison to the national average.	Promote the use of previously developed land Using land efficiently
	Figure 3.1 ': Agricultural Land Classification in Huntingdonshire'	Most of Huntingdonshire is good quality agricultural land, mostly classed as grade 2 with only small areas classed as grade 4	Sustain the resource available for supplying food and other public benefits
Table 3.5 'Water'	'Water'	Water quality in the River Nene and River Great Ouse needs to be protected, recognising their importance to the environment, for example the Ouse Washes, which the Great Ouse flows into are designated as SAC, SPA and Ramsar and so are protected by European legislation	Reduce water pollution Promote the (re)naturalisation of water courses
		The district sits within the driest region in the country and water supply needs to be carefully managed	Use water sustainably Protect water supply areas
Table 3.6 'Flood Risk'	'Flood risk'	There is a significant risk of flooding given large areas of low lying land.	Minimise the amount of development that is at flood risk Lessen the effects of flooding and droughts

**Table 3.46 Green Infrastructure and Open Space<sup>(1)</sup>**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.8 'Open Space'	Table 3.39 'Huntingdonshire and Cambridgeshire ANGSt Levels'	There are relatively low levels of households close to accessible green space areas of 2ha or more but high levels are close to some green space	Promote provision of accessible natural green space and other forms of open space (links with Health and Well-being)
Table 3.7 'Green Infrastructure'	Figure 3.2 'Cambridgeshire Strategic Green Infrastructure Network'	The Great Fen has been established to promote the establishment a large area of fen wildlife habitat	Manage and conserve the natural environment (links with Land, Water and Flood Risk)
		The Great Ouse Valley and Huntingdonshire Fens and Woods are areas of strategic green infrastructure improvement set out in the Green Infrastructure Strategy for Cambridgeshire	Promote enhancement of the strategic green infrastructure network and links to it

1. Content from the Woodland and Wetlands topics for stages A1 and A2 has been considered when collating information for the green infrastructure and open space element of the SA framework.

**Table 3.47 Biodiversity<sup>(1)</sup>**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.9 'Biodiversity'	Figure 3.4 ': Nature Conservation Sites'	There are a number of sites designated for their biodiversity value. These include SSSIs designated nationally, County Wildlife Sites, and European sites such as those protected by Ramsar or SPA	Protect and enhance biodiversity for both species and habitats and in both designated and non-designated areas
	Table 3.40 'Condition of SSSIs'	Targets have been set for maintaining and enhancing the range, size/ population, and condition of many vulnerable habitats and species in Biodiversity Action Plans	Seek to provide net gains for biodiversity
		It is unlikely that all the land which is of value for biodiversity has been adequately mapped and protected to date	
		Huntingdonshire's biodiversity resource is vulnerable to new developments and land management practices which could result in habitat loss and fragmentation	Reverse habitat fragmentation

1. Content from the Woodland and Wetlands topics for stages A1 and A2 has been considered when collating information for the biodiversity element of the SA framework.

# 3 Stage A: The Scoping Process

**Table 3.48 Landscape<sup>(1)</sup>**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.12 'Landscape'	Figure 3.5 ': Landscape Character Areas in Huntingdonshire'	Huntingdonshire has a diversity of landscapes from the flat, expansive fenlands in the north-east to rolling upland landscapes in the west. There are four very different market towns and nearly 100 villages expressing a wide variety of architectural styles	Protect important natural landscapes  Maintain and strengthen townscape character and the sense of place of our settlements
		Huntingdonshire's landscape qualities are vulnerable to insensitive new development and land management practices	Protect and enhance the district's woodlands and wetlands

1. Content from the Woodland and Wetlands topics for stages A1 and A2 has been considered when collating information for the landscape element of the SA framework.

**Table 3.49 Heritage**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.13 'Heritage'	'Heritage'	There are over 2200 listed buildings and monuments in Huntingdonshire, and some 250 in the 2011 Buildings at Risk register	Conserve and enhance the historic environment  Recognise the importance of archaeological heritage
		Huntingdonshire's cultural and historic attractions, including important historic landscape areas, perform important roles in terms of social and environmental benefits such as defining and adding to local distinctiveness and enhancing the quality of life but also attracts large numbers of visitors each year and performs an important economic role	Preserve heritage assets  Protect the historic settlement pattern

**Table 3.50 Climate Change and Energy**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.14 'Climate Change'	'Climate change'	Need for local government to act on reducing greenhouse gas emissions	Enhance our ability to adapt to the impacts of climate change  Support the transition to a low carbon economy

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From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
			Promote a low carbon and resource efficient economy (links with Employment and Business)
		The quickest and easiest way to reduce greenhouse gas emissions from energy use is to use more efficient technologies and buildings, and to change wasteful behaviour	Improve energy efficiency of buildings
		Significant levels of carbon emissions come from traffic	Support development in locations where the need to travel is minimised
Table 3.15 'Energy'	'Energy'	There is significant untapped renewable energy potential but there may be environmental effects associated with the establishment of technologies such as wind farms	Support the provision of renewable energy

**Table 3.51 Pollution**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.16 'Pollution'	'Pollution'	The most significant air quality issues arise from traffic and congestion. There are air quality management areas identified in St Neots, Huntingdon, Brampton and along the A14 as a result of emissions from traffic	Tackle poor air quality particularly in the air quality management areas  Avoid, minimise and mitigate air pollution
		Air pollution can also be caused by emissions from industry, agriculture and households	
		Light and noise pollution arising from human activity can reduce tranquillity	Minimise further light and noise pollution  Promote of built forms that minimise additional noise pollution



## 3 Stage A: The Scoping Process

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**Table 3.52 Waste and Recycling**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.17 'Waste and recycling'	'Waste and recycling'	Across the county large amounts of waste are sent to landfills and recycling centres. Recycling can help to reduce the environmental effects of landfills and prolong their lifespans	Promote the sustainable management of waste  Provide facilities that support the a reduction in waste production and increase reuse, recycling and composting
		Construction waste is a significant contributor to waste	Promote construction methods that minimise waste

**Table 3.53 Health and Well-being**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
'Health and wellbeing'	'Health and wellbeing'	While Huntingdonshire's population is generally healthy, life expectancy is not as good as other parts of Cambridgeshire	Promote and create built environments that encourage and support physical activity (links with Green Infrastructure and Open Space)  Extend and improve access to sports and recreation facilities
		Some 60% of the district's population live outside the market towns and can be affected by isolation	Promote the accessibility of services and facilities including for health and cultural activities

**Table 3.54 Population and Housing**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.20 'Population'	'Population'	Huntingdonshire's population is expected to grow significantly over the period to 2036	Increase housing supply  Promote a mix of housing types and sizes that meets people's needs
	Figure 3.6 'Huntingdonshire population structure'	Older sections of the population are growing rapidly	Support appropriate housing growth in rural communities

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From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
		This brings a corresponding decline in working age population as a proportion of total population.	Plan for demographic change and the consequent housing requirements  Plan for jobs and homes to attract an increase in people of working age (links with Employment).
Table 3.21 'Housing'	'Housing'	Housing is more affordable than in most of Cambridgeshire but prices are still well above affordable levels	Increase the supply of affordable housing

**Table 3.55 Deprivation, Crime and Access to services**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.22 'Deprivation and Crime'	Figure 3.7 'Index of Multiple Deprivation 2015'	There are a small number of areas in Huntingdon and St Neots which rank highly on indices of deprivation	Promote multi-purpose design and use of social and community facilities to support neighbourhood vitality  Promote social cohesion  Promote the prevention of crime and reduction of the fear of crime  Reduce and prevent anti-social behaviour
Table 3.23 'Access to Services'	'Access to services'	Proximity and availability of key services such as GPs, schools, libraries, and leisure centres helps to improve quality of life.	Ensure that new development has good access to services

**Table 3.56 Employment, Business, Retail and Tourism**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.24 'Economic - general'	'Employment'  'Business'	There is sufficient land and buildings for employment in total but there are shortages and surpluses of certain types in some locations  The manufacturing sector remains important to Huntingdonshire's economy	Protect viable existing employment locations  Provide land in the right locations to support economic growth and innovation

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From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
		<p>Huntingdonshire's business base is diversifying into sectors such as professional and scientific and financial and professional services</p> <p>Alconbury Enterprise Zone will form the most significant location of employment growth in Huntingdonshire over the period to 2036</p>	Support the economic viability and diversity of rural economies
Table 3.27 'Retail'	'Retail'	High streets suffer from competition from out of town retailing, the internet and larger centres outside of the district	<p>Promote vital and viable town centres</p> <p>Enable provision of retail facilities to meet residents needs</p>
Table 3.28 'Tourism'	'Tourism'	Huntingdonshire's natural and heritage assets form a tourist attraction	<p>Promote the rural economy and tourism</p> <p>Promote the conservation of the district's natural and heritage assets (links with biodiversity, open space and heritage)</p>

**Table 3.57 Education**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.29 'Education and Training'	'Education and training'	<p>Huntingdonshire's educational achievement in 2009 at GCSE level was in line with the county average and slightly better than the national average. However it was not as good as neighbouring South Cambridgeshire</p> <p>There are a diverse range of training opportunities available within the district and county but there is a growing need for more schools and other educational establishments because new developments create the need for increased school provision</p>	<p>Ensure that the educational needs of the growing population are served locally</p> <p>improving uptake of learning and training opportunities</p>

**Table 3.58 Transport Infrastructure and Commuting**

From A 1	From A 2	Key sustainability issues and problems	How they could be reflected in the SA framework
Table 3.30 'Transport Infrastructure'	'Transport infrastructure'	The strategic road network has issues with capacity, especially the A14	<p>Promote development in locations where the need to travel is minimised (links with Climate Change and Renewable and Low Carbon Energy)</p> <p>Promote sustainable modes of travel (e.g. walking, cycling, rail and bus), travel safety, and improvements in street design</p> <p>maintaining public rights of way</p> <p>Promote the provision of new routes for cycling and pedestrian movement</p>
		The rail network also has issues with capacity and railway stations are located only at Huntingdon and St Neots	
		Improvements in road and rail infrastructure are essential to unlocking economic growth.	
		Accessibility in St Ives has improved as a result of the opening of the Guided Busway in 2011 and there is capacity for more use of the Busway	
Table 3.31 'Commuting'	'Commuting'	Although there is a high proportion of the population finding local work particularly in Huntingdon and St Neots, commuting out of the district is significant particularly for better paid work	Promote new employment and retail to meet identified needs in accessible locations

## 3 Stage A: The Scoping Process

### A 4: Develop the Sustainability Appraisal framework

<b>A:</b>	A 1: Context review A 2: Collecting baseline information A 3: Identifying sustainability issues and problems <b>A 4: Developing the SA framework</b> A 5: Consulting on the scope of the SA	To provide a means by which the sustainability performance of the plan and alternatives can be assessed.
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#### How was this task achieved?

- 3.38** The SA framework comprises SA objectives and supporting decision aiding questions, which together provide a means by which the sustainability performance of the plan and alternatives can be assessed. Establishing SA objectives is a recognised way of considering the social, economic and environmental effects of the Local Plan and comparing the effects of alternatives. SA objectives serve a different purpose from the objectives of the plan, although they may overlap. SA objectives are used to help show whether the objectives of the plan are beneficial compared to the effects of alternatives. SA objectives should be informed by the previous tasks as they can often be derived from objectives which are established in law, policy, or other plans or programmes as identified in task A 1: Context review or from a review of baseline information and sustainability problems, as in A 2: Collect baseline information.
- 3.39** Once SA objectives are identified a series of decision aiding questions can be drawn up for assessing the different components of the Local Plan: the objectives, overall strategy and strategic policies of the Local Plan as well as the site specific and development management policies. The decision aiding questions are tiered so that the appraisal can be focused on each type of policy. In some cases the objective may not be applicable, for example for site specific policies, in which case the framework contains the explanation of why this is considered to be the case.

#### Establishing SA objectives

- 3.40** The possible responses to key sustainability issues and problems identified in 'A 3: Identify sustainability issues and problems' were sifted and refined to establish the SA objectives, as shown in Table 3.60 'Translating possible responses to key sustainability issues and problems into SA objectives'. In completing this task the following principles were followed:
- **keep the number of objectives to a manageable number (12–18 maximum).** This requires each SA objective to be high-level and to cover a relatively broad range of issues;
  - **ensure that objectives are strategic.** Concentrate on the ends rather than the means (for example, where air pollution from traffic is an issue, the strategic objective would be to promote cleaner air as opposed to promoting public transport, walking and cycling – the latter is more likely to be a plan objective);
  - **write the objectives using plain English.** The SA objectives have been written using a common structure, using the positive or negative verb forms shown in the table below. The writing of the objective has included consideration of the impact of using a particular verb (for example, 'minimise' can have very different connotations to 'reduce');
  - **ensure there is a reasonable balance across the objectives in terms of economic, social and environmental issues.** This was achieved by identifying an SA objective to address each lower level topic identified at stage A 1;
  - **ensure that the objectives cover the issues listed in Annex I of the SEA Directive.** This was achieved by identifying an SA objective to address each lower level topic identified at stage A 1. A check of which SA objectives address which SEA issue is made at Table 3.61 'How SA objectives cover the issues listed in Annex I of the SEA Directive'.

**Table 3.59 Different forms that SA objectives and decision aiding questions can take:**

Positive	Negative	Interchangeable
Maximise Promote Support Ensure Protect Restore Create Enhance Increase	Minimise Prevent Limit Reduce Decrease Avoid	Direct development to

**Table 3.60 Translating possible responses to key sustainability issues and problems into SA objectives**

From A3: how key sustainability issues and problems could be reflected in the SA framework	SA Objective
<b>Land, Water and Flood Risk</b>	
Promote the use of previously developed land Use land efficiently Sustain the resource available for supplying food and other public benefits	1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value
Reduce water pollution Promote the (re)naturalisation of water courses Use water sustainably Protect water supply areas	2. Protect water resources (both quality and quantity)
Minimise the amount of development that is at flood risk Lessen the effects of flooding and droughts	3. Manage and minimise all forms of flood risk (taking into account climate change)
<b>Green Infrastructure and Open Space</b>	
Promote provision of accessible natural green space and other forms of open space (links with Health and Well-being)	4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it
Manage and conserve the natural environment (links with Land, Water and Flood Risk) Promote enhancement of the strategic green infrastructure network and links to it	
<b>Biodiversity</b>	
Protect and enhance biodiversity for both species and habitats and in both designated and non-designated areas	5. Protect, maintain and enhance biodiversity and habitats
Seek to provide net gains for biodiversity	
Reverse habitat fragmentation	
<b>Landscape</b>	

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From A3: how key sustainability issues and problems could be reflected in the SA framework	SA Objective
Protect important natural landscapes Maintain and strengthen townscape character and the sense of place of our settlements Protect and enhance the district's woodlands and wetlands	6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements
<b>Heritage</b>	
Conserve and enhance the historic environment Recognise the importance of archaeological heritage Preserve heritage assets Protect the historic settlement pattern	7. Protect, maintain and enhance heritage assets, whether they are designated or not
<b>Climate change and energy</b>	
Enhance our ability to adapt to the impacts of climate change Support the transition to a low carbon economy Promote a low carbon and resource efficient economy (links with Employment and Business)	8. Reduce emissions of greenhouse gases and improve energy efficiency
Improve energy efficiency of buildings	
Support development in locations where the need to travel is minimised	
Support the provision of renewable energy	
<b>Pollution</b>	
Tackle poor air quality particularly in the air quality management areas Avoid, minimise and mitigate air pollution	9. Improve air quality
Minimise further light and noise pollution Promote of built forms that minimise additional noise pollution	10. Avoid unnecessary light, noise and visual pollution
<b>Waste and recycling</b>	
Promote the sustainable management of waste Provide facilities that support the a reduction in waste production and increase reuse, recycling and composting	11. Reduce waste production and increase reuse, recycling and composting
Promote construction methods that minimise waste	
<b>Health and wellbeing</b>	
Promote and create built environments that encourage and support physical activity (links with Green Infrastructure and Open Space) Extend and improve access to sports and recreation facilities	12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities
Promote the accessibility of services and facilities including for health and cultural activities	13. Promote accessibility of cultural and social activities
<b>Population and housing</b>	



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From A3: how key sustainability issues and problems could be reflected in the SA framework	SA Objective
Increase housing supply Promote a mix of housing types and sizes that meets people's needs	14. Ensure all groups in society have access to decent, appropriate and affordable accommodation
Support appropriate housing growth in rural communities Plan for demographic change and the consequent housing requirements Plan for jobs and homes to attract an increase in people of working age (links with Employment)	
Increase the supply of affordable housing	
<b>Deprivation, crime and access to services</b>	
Promote multi-purpose design and use of social and community facilities to support neighbourhood vitality Promote social cohesion Promote the prevention of crime and reduction of the fear of crime Reduce and prevent anti-social behaviour	15. Redress inequalities
	16. Reduce and prevent crime, anti-social behaviour and the fear of crime
Ensure that new development has good access to services	17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources
<b>Employment, Business, Retail and Tourism</b>	
Protect viable existing employment locations Provide land in the right locations to support economic growth and innovation Support the economic viability and diversity of rural economies	18. Improve access to satisfying work, appropriate to skills, potential and place of residence
Promote vital and viable town centres Enable provision of retail facilities to meet residents needs	19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy
Promote the rural economy and tourism Promote the conservation of the district's natural and heritage assets (links with biodiversity, open space and heritage)	
<b>Education</b>	
Ensure that the educational needs of the growing population are served locally improving uptake of learning and training opportunities	20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities
<b>Transport Infrastructure and Commuting</b>	
Promote development in locations where the need to travel is minimised (links with Climate Change and Renewable and Low Carbon Energy)	21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)

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From A3: how key sustainability issues and problems could be reflected in the SA framework	SA Objective
Promote sustainable modes of travel (e.g. walking, cycling, rail and bus), travel safety, and improvements in street design Maintain public rights of way	
Promote the provision of new routes for cycling and pedestrian movement	
Promote new employment and retail to meet identified needs in accessible locations	

**3.62** As described above, the following table identifies which SA objectives address the issues listed in Annex I of the SEA Directive.

**Table 3.61 How SA objectives cover the issues listed in Annex I of the SEA Directive**

Issue from Annex I of the SEA Directive	Responding SA objectives
Soil	1
Water	2
Biodiversity (incorporating flora and fauna)	5
Air	9
Landscape	6
Cultural heritage including architectural and archaeological heritage	7
Climatic factors	8
Human health	12, 13
Population	14
Material assets	18, 19

#### Establishing decision aiding questions

**3.63** As explained above, decision aiding questions can be drawn up for appraising options for different components of the Local Plan, including the strategy, sites and development management policies. In identifying decision aiding questions the following principles were followed which are shared with those applied to the SA objectives:

- keep the decision aiding questions to a manageable number
- write the decision aiding questions using plain English

**3.64** In addition to following the above principles, the decision aiding questions have been worded to try to limit the number of instances where an 'uncertain' result is possible. It was considered that if an 'uncertain' result were to be included in the scoring system for all questions, appraisals could be undermined by a high proportion of 'uncertain' results. In this way a clear appraisal result can be gained and quantifiable differences between options clearly identified.

**3.65** Different decision aiding questions are appropriate for each component:

- For the strategy, the questions are qualitative, relatively high level and reflect the fact that the strategy sets the geographical distribution of growth
- For the sites, the questions are very specific, and in many instances relate to empirical evidence (e.g. is the site within 300m of an area of accessible natural green space over 2ha?). Further detail on how site appraisals have been completed is provided at Page 117
- For the development management policies, questions are qualitative, but are more specific than those set for the strategy. Each policy is only appraised against the relevant decision aiding questions, since not all SA objective and related decision aiding questions are relevant to every policy.

**3.66** The decision aiding questions for sites have been tested through a series of trial appraisals. Through the testing process the questions have been refined to ensure that they help differentiate between sites. As an example an early question was drafted as 'Is the site a designated nature site or within 2km of a designated site?'. When testing this question it became apparent that only a very small number of sites would not be within 2km of a designated site. It was therefore decided to amend the question so that the 2km distance was only used for the most important category of Ramsar, SAC and SPA sites, a distance of 1km would be used for nationally important sites (SSSIs and NNRs) and a distance of 200m would be used for site of local importance (CWS etc). This was considered to be a balanced approach giving a fair reflection of the importance of designated sites while giving a meaningful way to differentiate between sites.

**3.67** The table below sets out all of the SA objectives, and the corresponding decision aiding questions for the strategy, sites and development management policies and is known as the Sustainability Framework.

### Sustainability Appraisal Framework

SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
<b>Land, Water and Flood Risk</b>			
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Will it enable the use of land that has previously been developed in preference to land that has not been developed?	Is more than half the site Previously Developed Land (PDL)?	Will it promote the use of land that has previously been developed?
	Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	Will it promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)?
	Will it promote development in locations where higher densities are appropriate?	Is the site in an area where higher density development is appropriate?	Will it promote development at higher densities where it is appropriate?

<sup>22</sup> See notes on site assessment and significant constraints below

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
2. Protect water resources (both quality and quantity)	<p>Will it direct development away from waterways that are sensitive to changes in water quality?</p> <p>Will it direct development towards locations where water treatment capacity exists or can be added to effectively?</p>	<p>What impact will development have on water resources?</p>	<p>Will it promote a reduction in water consumption?</p>
3. Manage and minimise all forms of flood risk (taking into account climate change)	<p>Will it minimise risk to people and property from flooding, now and in the future?</p>	<p>Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), flood zone 3a, or functional floodplain (flood zone 3b)?</p> <p>Is any part of the site located in a rapid inundation zone?</p> <p>Can the site incorporate SuDS?</p>	<p>Will it ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk?</p> <p>Will it promote the use of SuDS and reduced runoff rates?</p>
<b>Green Infrastructure and Open Space</b>			
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	<p>Will it direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space?</p>	<p>Is the site within 300m of an area of accessible natural green space over 2ha<sup>(23)</sup>?</p> <p>Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?</p>	<p>Will it promote an increase in the quantity and quality of publicly accessible open space?</p> <p>Will it promote an increase in households that have easy access to natural green space?</p>
<b>Biodiversity</b>			

22 See notes on site assessment and significant constraints below

23 Natural England ANGSt 'local' standard

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
5. Protect, maintain and enhance biodiversity and habitats	Will it protect, restore, create or enhance habitats?	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?  Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(24)</sup> ? <sup>(25)</sup>	Will it promote the protection of sites designated for their nature conservation value?  Will it promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity?
<b>Landscape</b>			
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?  Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	Will development have a significant impact on the surrounding townscape or landscape?	Will it promote the protection of the diversity and distinctiveness of landscape and townscape character?  Will it improve the quality of urban, architectural and landscape design?  Will it seek to minimise the potential adverse visual effects of development?
<b>Heritage</b>			
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will it promote development which preserves and enhances the district's heritage?	Will development impact on heritage assets or their settings?	Will it promote the protection of heritage assets (including designated and non-designated) and their settings?
<b>Climate Change and Energy</b>			

22 See notes on site assessment and significant constraints below

24 with reference to [Natural England's protected species decision checklist](#)

25 subject to appropriate surveys being carried out

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SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
8. Reduce emissions of greenhouse gases and improve energy efficiency	<p>Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?</p> <p>Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?</p> <p>Will it promote actions to tackle climate change both through adaptation and mitigation?</p>	<p>Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?</p>	<p>Will it promote actions to tackle climate change both through adaptation and mitigation?</p> <p>Will it promote an increased proportion of energy needs being met from renewable sources?</p>
<b>Pollution</b>			
9. Improve air quality	<p>Will it recognise and tackle the causes of air pollution, particularly from traffic?</p>	<p>Is the site outside or adjacent to an air quality management area?</p>	<p>Covered by decision aiding questions for SA Objective 10</p>
10. Avoid unnecessary light, noise and visual pollution	<p>Will it promote the retention of the quiet rural character of the district?</p>	<p>Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?</p>	<p>Will it seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution?</p>
<b>Waste and Recycling</b>			
11. Reduce waste production and increase reuse, recycling and composting	<p>Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste Local Plan?</p>	<p>Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?</p> <p>Will development reduce waste production and increase reuse, recycling and composting?</p>	<p>Will it promote the reduction of waste throughout the lifetime (construction, use and redevelopment) of development?</p>
<b>Health and Well-being</b>			

22 See notes on site assessment and significant constraints below

# Stage A: The Scoping Process 3

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Covered by decision aiding questions for SA Objective 4	Is the site within 500m of an existing area of open space? <sup>(26)</sup>  Is the site within 800m of an outdoor sports facility?	Will it enable people to lead healthy lifestyles, including travel choices?
13. Promote accessibility of cultural and social activities	Will it promote accessibility to cultural or social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	Will it promote accessibility of cultural or social activities?
<b>Population and Housing</b>			
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	Will the site provide an increase in residential accommodation?	Will it support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)?
<b>Deprivation, Crime and Access to Services</b>			
15. Redress inequalities	Will it help reduce poverty and social exclusion for those areas and groups most affected?	Will development address a particular housing equality issue?	Will it promote accessibility for all members of society, including the elderly and disabled?
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will it promote a reduction in levels of crime or the fear of crime?	Will development help to make the area safer?	Will it promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime?
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Will it facilitate access to basic services?	Is the site within 400m of a food shop?  Is the site within 1km of a GP surgery/ health centre?	Will it promote accessibility of services?
<b>Employment, Business, Retail and Tourism</b>			

22 See notes on site assessment and significant constraints below

26 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site



## 3 Stage A: The Scoping Process

### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Questions for use in appraising options for		
	The Strategy	Sites <sup>(22)</sup>	Development Management Policies
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	Will it promote access to employment?
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will it enhance Huntingdonshire as a business location and encourage inward investment?	Will the site provide opportunities for investment to create additional jobs?	<p>Will it support economic activity in sectors targeted for growth or in the rural economy?</p> <p>Will it enable existing businesses to grow?</p> <p>Will it support the vitality and viability of established retail and service centres?</p>
<b>Education</b>			
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Will it help improve the availability of training and education opportunities?	Is the site within 600m of a primary school?	Will it promote easy access to training and education?
<b>Transport Infrastructure and Commuting</b>			
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	<p>Will it reduce the need to travel?</p> <p>Will it match areas of growth to those with better or improving transport infrastructure?</p>	<p>Is the site within 400m of a bus stop?</p> <p>Is the site free of known major transport infrastructure constraints?</p> <p>Will the site support a mix of uses such as housing, employment, retail and/or community facilities?</p>	<p>Will it support and improve community and public transport?</p> <p>Will it help improve cycle routes, footpaths and bridleways?</p> <p>Will it improve accessibility by means other than the car?</p>

#### Scoring decision aiding questions

**3.182** How the scoring system should be applied is identified for each decision aiding question. The inclusion of a commentary for each decision aiding question will enable factors considered in the decision making process to be identified. The answers are not intended to be added up to a score, but instead the options

<sup>22</sup> See notes on site assessment and significant constraints below

should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**SA appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

+++	The likely effects of this option are considered to be positive. The '+ +' and '+ + +' scores are intended to help enable differentiation between multiple options where positive impacts are consider likely. This is explained in the commentary
++	
+	
~	The likely impacts of this option are considered to be neither positive nor negative, or are very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.
?	The likely impacts of this option are considered to be uncertain with both positive and negative impacts likely and no clear indication of which may be dominant. This is explained in the commentary.
-	The likely effects of this option are considered to be negative. The '- -' and '- - -' scores are intended to help enable differentiation between multiple options where negative impacts are consider likely. This is explained in the commentary
--	
---	
X	(Sites only) A significant environmental constraint has been identified and the site will not be considered suitable for allocation, regardless of other positive effects.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

### Site Assessment and Significant Constraints

**3.183** The assessment of sites as set out in the methodology of the Housing and Economic Land Availability Assessment has a two stage assessment process. The first phase looks at the land surrounding each settlement to identify areas of greatest and least environmental constraint and sensitivity. At this settlement level land within the functional floodplain (flood zone 3b), a designated nature site or that is classed as grade 1 agricultural land is identified as being subject to a significant environmental constraint and considered to offer no capacity for development. This has implications for the individual appraisal of sites, specifically the appraisal with regards to three of the decision aiding questions in that:

- **For SA Objective 1** the question 'Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?'
- **For SA Objective 3** the question 'Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), flood zone 3a, or functional floodplain (flood zone 3b)?'
- **For SA Objective 5** the question 'Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?'

**3.184** Because of the two stage process detailed site appraisals would only be undertaken where the broad location was considered to have potential for development. This means that for most sites, responses to the decision aiding questions relating to the three SA Objectives identified above would be broadly positive or neutral as any sites within broad locations with significant constraints would not have been appraised in detail.

## 3 Stage A: The Scoping Process

### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

**3.185** However, a different process was used for some sites where they were existing allocations or additional land proposed during the process of drawing up the Local Plan. It was decided that such sites should be assessed in detail regardless of whether or not the site is located in a broad location that has been identified as have a significant environmental constraint. It was decided that the scoring scheme should clearly identify whether or not a site has a significant constraint. The scoring scheme for these questions therefore includes a 'X' (red) result.

### Examples of how the SA framework will be used

**3.186** The blank tables below provide examples of how the strategy, site and development management policy appraisals will be completed, using the Decision Aiding Questions and scoring approach set out above.

#### Blank excerpt from appraisal of strategy options

Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
Will it enable the use of land that has previously been developed in preference to land that has not been developed?	+++	++	+	
Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	++	+	+	
...				

#### Blank example appraisal of a site

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	~	

# Stage A: The Scoping Process 3

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision aiding question	Impact	Commentary
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	~	
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support	Is the site within 500m of an existing area of open space?	-	

### 3 Stage A: The Scoping Process

#### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision aiding question	Impact	Commentary
physical activity, including extending and improving access to facilities	Is the site within 800m of an outdoor sports facility?	-	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	
	Is the site within 1km of a GP surgery/ health centre?	-	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	
21. Reduce the need to travel and promote necessary infrastructure improvements and	Is the site within 400m of a bus stop?	+	
	Is the site free of known major transport infrastructure constraints?	+	

# Stage A: The Scoping Process 3

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision aiding question	Impact	Commentary
sustainable modes of transport (walking, cycling and public transport)	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary of SA:</b>			

### Blank example appraisal of development management policy

Decision Aiding Questions Will it...	Impact	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	
promote a reduction in water consumption? (SA2)	+	
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	~	
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	
improve the quality of urban, architectural and landscape design? (SA6)	+	
seek to minimise the potential adverse visual effects of development? (SA6)	+	
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	
<b>Conclusions:</b>		

# 3 Stage A: The Scoping Process

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### A 5: Consult on the scope of the Sustainability Appraisal

<b>A:</b>	A 1: Context review A 2: Collecting baseline information A 3: Identifying sustainability issues and problems A 4: Developing the SA framework <b>A 5: Consulting on the scope of the SA</b>	To ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.
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#### How was this task achieved?

- 3.188** Consultation is an important part of producing the Local Plan and the Council is committed to engaging during the process in ways that give people genuine opportunities to get involved. Details of how the council has engaged during the production of the Local Plan can be found in the Statement of Consultation, which is a key 'Supporting Document' for the Local Plan. General information about how the Council intends to engage during the production of the Local Plan can be found in the Council's [Statement of Community Involvement](#).
- 3.189** The Council is required to consult on the scope of the SA with the following three bodies, known as SA Bodies:
- Environment Agency
  - Natural England
  - English Heritage
- 3.190** So that the scoping report is as robust as possible and to promote engagement in the Local Plan the periods of consultation for the Sustainability Appraisal will be open for anyone to make comments.
- 3.191** Consultation on the draft scoping report took place between 24 February 2012 and 30 March 2012. The consultation was run through the Council's [consultation portal](#). A summary of the main issues raised in comments and how they have been taken into account in the sustainability appraisal (feeding back into tasks A 1 to A 4) are available in Summary of Consultation and Amendments.

#### Comments on the Draft Scoping Report

- 3.192** In total 34 comments were made by 11 consultees, including two of the three SA Bodies. The comments were wide ranging but can be summarised as being concerned with:
- (At the time) Recent national developments that have implications for planning, including the National Planning Policy Framework, the Localism Act and the Community Infrastructure Levy
  - Plans or programmes that were not referenced
  - Public engagement in the Sustainability Appraisal and plan making process
  - Links with other aspects of the plan making process, including the Habitats Regulations Assessment
  - Economic development, including the Alconbury Enterprise Zone
  - Coverage of topics including ancient woodland, heritage assets, flooding, crime and community facilities
  - Minor textual changes to aid clarity
- 3.193** The comments were taken into account and changes to the Scoping Report were made. The updated scoping report was published as a supporting document to the Stage 3 Draft Local Plan when it was consulted upon between 31 May and 26 July 2013.

#### Response to Consultation

- 3.194** In response to the consultation on the draft Scoping Report and as a result of continued work on Stage B tasks a number of changes were made to the Updated Scoping Report that was published at the 'Stage 3' Local Plan consultation:



- The scoring scheme for the decision aiding question under SA Objective 1 was changed to 'Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural) (+), Grade 2 (~), or Grade 1 (X)?' with an additional footnote and further notes on significant constraints.
- The scoring scheme for the decision aiding question under SA Objective 2 was changed to 'What impact will development have on water resources? (no adverse impacts identified +, measures may be required to ensure no adverse impacts ~, measures will be required to ensure no adverse impacts -)'.  
-).
- The scoring scheme for the decision aiding question under SA Objective 3 was changed to 'Is more than half the site located in flood zone 1 (+), flood zone 2 (-), flood zone 3a (with climate change allowance) (-), or functional floodplain (X)?' with an additional footnote and further notes on significant constraints.
- The scoring scheme for the decision aiding question under SA Objective 5 was changed to 'Is the site a designated nature site (Yes X), immediately adjacent to a designated nature site (-) or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS? (Yes to any ~, No to all +)' with an additional footnote and further notes on significant constraints.
- A new Strategy decision aiding question was added under SA Objective 8 - 'Will it promote actions to tackle climate change both through adaptation and mitigation?' (Yes +, No -)'.  
-).
- The Development Management Policies decision aiding question under SA Objective 8 was changed to 'Will it promote actions to tackle climate change both through adaptation and mitigation?' (Yes +, No -)'.  
-).
- The Development Management Policies decision aiding question under SA Objective 13 was changed to 'Will it promote accessibility to cultural or social activities? (Yes +, Uncertain ~, No -)'.  
-).
- The Development Management Policies decision aiding question under SA Objective 19 was changed to 'Will it support the vitality and viability of established retail and service centres? (Yes +, No -)'.  
-).

### How does consultation on SA fit in with production of the Local Plan?

**3.195** Consultation on the SA Scoping Report was a standalone consultation. Other stages of consultation have been combined with consultation on the Local Plan. Full details of the consultation material at each stage is set out in Appendix 10: 'Local Plan Consultation'

# 4 Stage B: Develop options and appraise effects

## 4 Stage B: Develop options and appraise effects

<b>B:</b>	<b>Develop options and appraise effects</b>	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan's sustainability.
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**4.2** The main benefits of stage B come from integrating the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

**4.3** This stage consists of 6 tasks:

B 1: Testing the plan objectives against the SA framework	See the following section below.
B 2: Developing plan options	Tasks B 2 to B 5 are completed together. See 'B 2 - 5: Develop and appraise options'
B 3: Predicting the results of the plan and alternatives	
B 4: Evaluating the effects of the plan and alternatives	
B 5: Considering ways of mitigating adverse effects and maximising beneficial effects	
B 6: Proposing measures to monitor the significant effects of implementing the plan	See the later section 'B 6: Propose measures to monitor the plan'

### B 1: Testing the plan objectives

<b>B:</b> <b>B 1: Testing the plan objectives against the SA framework</b> B 2: Developing plan options B 3: Predicting the results of the plan and alternatives B 4: Evaluating the effects of the plan and alternatives B 5: Considering ways of mitigating adverse effects and maximising beneficial effects B 6: Proposing measures to monitor the significant effects of implementing the plan	To identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.
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#### How was this task achieved?

**4.5** For this task we looked at the relationships between each of the spatial objectives with each of the SA objectives. In each case the relationship is characterised in one of four ways:

#### Key for testing the Spatial Objective against the SA Objectives

✓	There are potential synergies between the Spatial Objective and the SA Objective
x	There are potential inconsistencies between the Spatial Objective and the SA Objective
•	There are potential direct relationships between the Spatial Objective and the SA Objective but it is uncertain whether they would be synergistic or inconsistent, or there are considered to be both positive and negative relationships.
○	There is no identified direct relationship between the Spatial Objective and the SA Objective

**4.6** This task was completed as part of the Initial Sustainability Appraisal Report that was published alongside the Stage 3 Full Draft Local Plan consultation in the summer of 2013. The spatial objectives were those in the Stage 3 plan:

**Table 4.1 Stage 3 Draft Local Plan Objectives that were appraised**

Development and growth	
1.	To maintain a good supply of suitable land for growth, focused on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.
2.	To promote high quality, well designed, locally distinctive sustainable development that is adaptable to climate change and resilient to extreme weather.
3.	To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.
4.	To facilitate opportunities for people to pursue a healthy lifestyle and to actively participate in their community and to have a high quality of life.
Infrastructure	
5.	To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable resources.
6.	To focus investment on improving access in strategic expansion locations to make optimum use of available resources.

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Development and growth

7. To facilitate sustainable modes of travel and minimise the needs for unnecessary travel in all new developments. Where travel and mobility is beneficial high priority is to be given to use of public transport, cycling or walking.
8. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.
9. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, play and open space and integrated community facilities.

### Housing

10. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development across Cambridgeshire and Peterborough.
11. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.
12. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.
13. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.

### Economic Development

14. To promote economic growth and resilience and diversify the range of businesses active in the district that can add greater value to the local economy.
15. To maximise the advantages offered by Huntingdonshire's strategic location to develop complementary sector specialisms, supply chains and business accommodation.
16. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.
17. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.
18. To support agriculture, farm diversification, estate management and rural tourism that will support the function and character of the countryside and its communities.

### Environment

19. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.
20. To maximise opportunities for minimising energy and water use and securing carbon emission reductions in all new development and transport choices.
21. To encourage waste management and pollution control practices which minimise contributions to climate change and do not incur unacceptable impacts on the local environment or endanger human health.
22. To maintain, enhance and conserve Huntingdonshire's heritage assets, characteristic landscapes, natural habitats and biodiversity.
23. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the water-related features of the Great Fen, Ouse valley and Grafham Water and promote a balance between conservation and public access to and enjoyment of these assets.

Table 4.2 - Testing the plan objectives against the SA Objectives

Plan Objectives	SA Objectives <sup>(1)</sup>																					Commentary on potential conflicts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
1	✓	○	●	●	●	✗	●	○	○	●	○	✓	○	✓	○	○	○	○	○	✓	○	✓	There are potential conflicts between seeking a broad range of development sites and seeking to protect and maintain landscape and townscape. Such conflicts could be avoided with careful wording of policies dealing with impacts on landscape and/ or townscape.
2	○	○	○	○	○	✓	●	✓	●	✓	✓	✓	✓	○	○	✓	○	○	○	○	○	✓	
3	○	○	○	○	○	○	○	○	○	○	○	○	○	✓	○	○	○	✓	✓	✓	✓	○	
4	○	○	○	✓	○	✓	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	○	✓	✓		
5	○	●	●	○	○	○	○	○	●	○	●	○	○	✓	○	○	✓	✓	○	✓	✓		
6	●	○	○	○	○	○	○	○	○	○	●	●	✓	○	○	○	✓	○	○	✓	✓		
7	●	●	●	●	●	●	●	●	●	○	○	○	●	●	○	○	✓	✓	✓	✓	✓		
8	○	✓	●	✓	○	○	○	○	○	○	●	✓	✓	●	○	○	✓	●	○	✓	✓		
9	○	○	○	✓	●	●	○	○	○	○	○	✓	✓	●	●	✓	✓	✓	○	✓	✓		
10	●	●	○	○	○	✗	●	●	○	○	●	●	○	✓	●	●	○	○	○	○	○	There are potential conflicts between seeking a quantity of development sites to support economic aspirations and seeking to protect and maintain landscape and townscape. Such conflicts could be avoided with careful wording of policies dealing with impacts on landscape and/ or townscape.	
11	○	○	○	○	○	○	○	○	○	○	○	○	●	●	✓	✓	○	○	○	○	○		
12	○	○	○	○	○	○	○	○	○	○	○	○	○	●	●	✓	✓	○	○	○	○		
13	○	○	○	○	○	✓	✓	○	○	●	●	✓	✓	✓	✓	✓	✓	○	○	✓	✓		
14	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	●	✓	✓	●		
15	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓	✓	○		
16	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓	✓	○		
17	✓	○	○	○	○	✓	✓	○	○	○	○	✓	✓	○	○	○	●	✓	✓	✓	○		
18	✓	○	○	✓	✓	✓	○	○	○	○	○	○	✓	○	○	○	○	✓	✓	✓	○		
19	○	✓	✓	○	○	○	○	✓	●	○	✓	○	○	✓	○	○	○	○	○	○	○		
20	○	✓	✓	○	○	○	○	○	○	○	○	○	○	✓	○	○	○	○	○	○	○		

Plan Objectives	SA Objectives <sup>(1)</sup>																					Commentary on potential conflicts	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
21	○	✓	○	○	●	○	○	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○	○	✓	
24	●	●	○	✓	✓	✓	✓	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	
25	●	✓	○	✓	✓	✓	○	○	○	●	○	✓	✓	○	○	○	○	○	○	○	○	✓	

1. See 'A 4: Develop the Sustainability Appraisal framework' for the SA Objectives

### B 2 - 5: Develop and appraise options

<b>B:</b> B 1: Testing the plan objectives against the SA framework <b>B 2: Developing plan options</b> <b>B 3: Predicting the results of the plan and alternatives</b> <b>B 4: Evaluating the effects of the plan and alternatives</b> <b>B 5: Considering ways of mitigating adverse effects and maximising beneficial effects</b> B 6: Proposing measures to monitor the significant effects of implementing the plan	To develop and refine options for the development strategy, policies and site allocations for the Local Plan.  To predict the significant effects of the plan and alternatives, whether they are economic, social or environmental.  To evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.  To ensure that adverse effects are identified and potential mitigation measures are considered.
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#### How were these tasks achieved?

- 4.11** To reflect the iterative approach to be taken with tasks B 2, B 3, B 4 and B 5 the results of these tasks are presented together in this section divided into the three main sections of the Local Plan; 'Development Strategy', 'Policies' and 'Site Appraisals'.

#### Development Strategy

- 4.12** The Development Strategy sets out a series of policies that provide a framework for achieving the objectively assessed needs for the plan period by setting the distribution of sites allocated in the plan and for help determination of development proposals on sites that are come forward during the plan period.

- 4.13** This task was completed as a two stage process:

- |   |  |
|---|--|
| 1. Prior to the Stage 2 Draft Strategic Options and Policies consultation in 2012, which predated the publication of the Joint Strategic Planning Unit's Technical Report on Growth Requirements (April 2013) (The Technical Paper) that set the objectively assessed housing need figure for the plan. | See the following section 'Developing growth options'  |
| 2. Prior to the Stage 3 Draft Local Plan consultation in the summer of 2013.  | See later content on 'Strategic options: amount of growth' and 'Strategic options: distribution of growth' |

#### Developing growth options

- 4.14** As part of the work leading up to the [Stage 2: Draft Strategic Options and Policies consultation](#) in 2012 three alternative growth options were identified. These initial growth options were appraised and presented as part of the Stage 2 consultation.

- 4.15** The three initial growth options were:



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Low Economic Growth Option	Key Points
<p>The <a href="#">Low Economic Growth option</a> is based on the East of England Forecasting Model's 'Lost Decade' scenario which reflects the recent years of economic recession and assumes another 5 years of sluggish economic growth. The number of jobs in Huntingdonshire at 2011 is 81,400 and is assumed to continue to fall, eventually evening out at around 79,000 before starting to rise very slowly after 2021.</p> <p>In this option the demand for dwellings is forecast to increase from 72,200 in 2021 to 85,300 by 2031 giving an annual house building target of 655 homes. This would give a new homes target of 16,375 for 2011-2036. 655 homes per year is lower than the annual average new homes completions over the last 20 years.</p> <p>In this option the total number of employee jobs and self-employed people in Huntingdonshire is forecast to decrease from 81,400 jobs in 2011 to 79,600 by 2031. Assuming the average annual growth rate at the end of the forecasting period continues would give rise to an estimated 80,000 jobs in Huntingdonshire at 2036. This is a decrease of 1,400 jobs up to 2036.</p> <p>The Low Economic Growth option could be fulfilled through the existing commitments and Core Strategy targets for 9,100 homes plus an additional 7,275 homes for the period up to 2036.</p>	<p>Annual house building target = <b>655 homes</b></p> <p>Total new homes target = <b>16,375 homes</b></p> <p>Total number of jobs in 2036 = <b>80,000 jobs</b></p> <p>This is a <b>decrease of 1,400 jobs</b></p>
Medium Economic Growth Option	Key Points
<p>The <a href="#">Medium Economic Growth option</a> is based on the EEFM's 'Baseline' scenario which reflects the recent years of economic recession but contains slightly more optimistic assumptions concerning economic recovery in Cambridgeshire given the dynamic nature of the local economy. The number of jobs in Huntingdonshire is assumed to recover between 2013-2018 followed by a slow but fairly steady rate of increase after that.</p> <p>In this option the demand for dwellings is forecast to increase from 72,200 in 2021 to 85,900 by 2031 giving an annual house building target of 685 homes. This would give a new homes target of 17,125 for 2011-2036. 685 homes per year is similar to the annual average new homes completions over the last 20 years but below the more recent average.</p> <p>In this option the total number of employee jobs and self-employed people in Huntingdonshire is forecast to increase from 81,400 jobs in 2011 to 86,400 by 2031. Assuming the average annual growth rate at the end of the forecasting period continues would give rise to an estimated 87,020 jobs in Huntingdonshire at 2036. This is an increase of 5,620 jobs up to 2036.</p> <p>The Medium Economic Growth option could be fulfilled through the existing commitments and Core Strategy targets for 9,100 homes plus an additional 8,025 homes for the period up to 2036.</p>	<p>Annual house building target = <b>685 homes</b></p> <p>Total new homes target = <b>17,125 homes</b></p> <p>Total number of jobs in 2036 = <b>87,020 jobs</b></p> <p>This is an <b>increase of 5,620 jobs</b></p>

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High Economic Growth Option	Key Points
<p>The <a href="#">High Economic Growth option</a> is based on EEFM's 'High Migration' scenario which is a higher growth option using official Office of National Statistics migration assumptions. The number of jobs in Huntingdonshire is assumed to enjoy a faster recovery between 2014-2020 after that the rate of jobs growth is assumed to slow but remain at a higher rate of increase than in the other scenarios.</p> <p>In this option the demand for dwellings is forecast to increase from 72,200 in 2021 to 88,400 by 2031 giving an annual house building target of 810 homes. This would give a new homes target of 20,250 for 2011-2036. 810 homes per year which is higher than the annual average new homes completions over the last 20 years but very similar to the more recent average.</p> <p>In this option the total number of employee jobs and self-employed people in Huntingdonshire is forecast to increase from 81,400 jobs in 2011 to 91,800 by 2031. Assuming the average annual growth rate at the end of the forecasting period continues would give rise to an estimated 93,650 jobs in Huntingdonshire at 2036. This is an increase of 12,250 jobs.</p> <p>The High Economic Growth option could be fulfilled through the existing commitments and Core Strategy targets for 9,100 homes plus an additional 11,150 homes for the period up to 2036.</p>	<p>Annual house building target = <b>810 homes</b></p> <p>Total new homes target = <b>20,250 homes</b></p> <p>Total number of jobs in 2036 = <b>91,800 jobs</b></p> <p>This is an <b>increase of 12,250 jobs</b></p>

**4.16** The appraisals use the following system to identify what effects each option is considered to have for each decision aiding question:

-	The likely impacts of this option are considered to be negative compared with what would happen without the plan.
--	The '- -' and '- - -' values are intended to help enable differentiation between multiple options where negative impacts are considered likely. This is explained in the commentary.
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+	The likely impacts of this option are considered to be positive compared with what would happen without the plan.
++	The '+ +' and '+ + +' values are intended to help enable differentiation between multiple options where positive impacts are considered likely. This is explained in the commentary.
+++	
+++	
+/~	The likely impacts of this option are considered to be positive compared with what would happen without the plan but quantification is uncertain.
~	The likely impacts of this option are considered to be either very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

**4.17** The following table sets out the appraisal of these initial growth options. It shows that the low economic growth option was the least sustainable and that the medium growth was very similar but possibly marginally more sustainable than the high growth option, although this would very much depend on the relative importance placed on different sustainability objectives.

# 4 Stage B: Develop options and appraise effects

**Table 4.3 : Appraisal of the three initial growth options**

Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
Will it enable the use of land that has previously been developed in preference to land that has not been developed?	<b>+</b>	<b>++</b>	<b>++</b>	The medium and high economic growth options make maximum use of the two largest previously developed sites.
	Alconbury and Wyton airfields are primarily previously developed land (pdl); St Neots involves greenfield land in an identified sustainable urban extension; sites in the key service centres are a mixture of pdl and greenfield.	A higher amount of growth is accommodated within Alconbury and Wyton airfields which are both pdl. St Neots involves greenfield land in an identified sustainable urban extension; sites in the key service centres are a mixture of pdl and greenfield.	A higher amount of growth is accommodated within Alconbury and Wyton airfields which are both pdl. St Neots involves greenfield land; sites in the key service centres are a mixture of pdl and greenfield. Additional greenfield land south of Brampton is required.	
Will it promote development in locations where higher densities are appropriate?	<b>+</b>	<b>++</b>	<b>+</b>	The medium economic growth option promotes most growth in locations where higher densities are appropriate.
	Given the lower total levels of growth in this option there is less scope for promoting higher density developments.	Increasing the total level of development concentrated within larger sites enhances the opportunity to promote higher densities.	Increasing the total level of development concentrated within larger sites enhances the opportunity to promote higher densities. Delivery may depend on windfall sites which will not all be appropriate for higher densities.	
Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	<b>+</b>	<b>+</b>	<b>++</b>	There is little difference between the options. The high economic growth option has a lower proportion of growth on higher value agricultural land but the same absolute amount of land-take.
	Use of land at Alconbury airfield and part of Wyton airfield minimises the proportion of growth using agricultural land. Land east of St Neots is grade 2.	Increased use of land at Alconbury airfield and use of part of Wyton airfield minimises the proportion of growth using agricultural land. Land east of St Neots is grade 2.	Increased use of land at Alconbury and Wyton airfields minimises the proportion of growth using agricultural land. Land east of St Neots is grade 2.	
Will it direct development away from waterways	<b>++</b>	<b>++</b>	<b>+</b>	Brampton and Ramsey are the most sensitive

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
that are sensitive to changes in water quality?	Growth in discharge can be managed without detrimentally impacting on water quality objectives.	Growth in discharge can be managed without detrimentally impacting on water quality objectives.	The majority of growth can be accommodated without detrimentally impacting on water quality objectives. Brampton has insufficient capacity for water treatment within conventional technologies to maintain water quality at this scale.	locations to variations in water quality outputs.
Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	<b>++</b>	<b>++</b>	<b>+</b>	Water treatment capacity is limited in many places but growth is generally manageable within conventional technologies. Alconbury airfield would require a site specific solution reflecting the potential scale of growth.
	The aspiration at Alconbury airfield is to manage waste water treatment on site. Growth in discharge at St Neots and Huntingdon is manageable within conventional technologies. Predicted growth at key service centres is manageable.	The aspiration at Alconbury airfield is to manage waste water treatment on site. Growth in discharge at St Neots and Huntingdon is manageable within conventional technologies. Predicted growth at key service centres is manageable. Capacity at St Ives is limited but manageable within conventional technologies.	The aspiration at Alconbury airfield is to manage waste water treatment on site. Growth in discharge at St Neots and Huntingdon is manageable within conventional technologies. Predicted growth at key service centres is manageable. Capacity at St Ives to accommodate higher levels of growth at Wyton airfield would need to be explored further.	
Will it minimise risk to people and property from flooding, now and in the future?	<b>+</b>	<b>+</b>	<b>+</b>	All options are equal; as they have been shaped to avoid locations at high flood risk for instance around Ramsey where the surrounding Fen landscape is maintained through pumping.
	No distinction between options; all direct growth away from land at greatest flood risk.	No distinction between options; all direct growth away from land at greatest flood risk.	No distinction between options; all direct growth away from land at greatest flood risk.	

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
Will it direct development to areas which are either well served by open space and publicly accessible green space or have the capacity to providing more open space and accessible green space?	+	+	++	The high economic growth option would require more open space but use of large sites would provide greatest opportunities for providing substantial new areas of publicly accessible open space.
	Alconbury has potential for good linkages to the Great Fen. Restricted growth at Wyton airfield only allows limited potential for providing additional open space.	A higher proportion of growth at Alconbury airfield offers increased potential for providing substantial open space. Alconbury has potential for good linkages to the Great Fen. Restricted growth at Wyton airfield only allows limited potential for providing additional open space.	Concentration of maximum proportions of development in a few large developments gives greatest potential to provide additional open space.	
Will it protect, restore, create or enhance habitats?	+	+	+	The higher the number of sites the greater the potential for creating or enhancing habitats but the greater the level of potential negative impacts too.
	No distinction between options; more development sites offer more potential to create and enhance habitats but less sites offer potential for least negative impacts.	No distinction between options; more development sites offer more potential to create and enhance habitats but less sites offer potential for least negative impacts.	No distinction between options; more development sites offer more potential to create and enhance habitats but less sites offer potential for least negative impacts.	
Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?	++	++	+	Any development will impact on the surrounding landscape; the detailed design is critical in the ability to recognise and respond to landscape character.
	The least growth would have least potential impact on landscape. All sites have been drawn to respect and respond to the surrounding landscape.	Inclusion of additional growth at Alconbury airfield minimises the areas of landscape impact. All sites have been drawn to respect and respond to the surrounding landscape.	Additional growth is primarily focused at Alconbury and Wyton airfields to minimise the areas of landscape impact; north-western parts of Wyton airfield are sensitive in landscape terms. Growth extending south west of Brampton would need to be carefully contained.	
Will it promote development of a type and scale	++	++	+	The low and medium economic growth options rely
	Development in towns and key service centres is of	Development in towns and key service centres is of a scale	Development in towns and key service centres is of a scale to respond	

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
which recognises and responds to the valued characteristics of existing townscapes?	a scale to respond to surrounding townscapes. Large scale sites offer opportunities to create a variety of new townscapes.	to respond to surrounding townscapes. Large scale sites offer opportunities to create a variety of new townscapes.	to existing townscapes. Increased growth at Alconbury and Wyton airfields offers greater opportunities to create a variety new of townscapes. This option provides the greatest opportunity to improve the built form at Wyton-on-the-Hill.	more on sites which can respond to the character of existing townscape; detailed design becomes more critical in the ability to do so. Large scale developments need to create their own townscape character.
Will it promote development which preserves and enhances the district's heritage?	<b>+</b>	<b>+</b>	<b>+</b>	Restricted spread of development would minimise potential impacts on heritage assets. Higher growth offers greater potential for archaeological investigation.
	Difficult to distinguish between options; higher growth levels pose greater potential risks to heritage but also offer greater potential for archaeological investigation.	Difficult to distinguish between options; higher growth levels pose greater potential risks to heritage but also offer greater potential for archaeological investigation.	Difficult to distinguish between options; higher growth levels pose greater potential risks to heritage but also offer greater potential for archaeological investigation.	
Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?	<b>+</b>	<b>++</b>	<b>+++</b>	The high economic growth option is probably best as it offers most growth in three concentrated locations.
	Limited growth would restrict opportunities for decentralised low carbon energy sources.	More development at Alconbury airfield would increase the potential for use of decentralised low carbon energy sources.	More growth opportunities involving large sites would maximise the potential for use of decentralised low carbon energy sources.	
Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?	<b>+</b>	<b>++</b>	<b>+++</b>	The enterprise zone has a stated target of 8000 jobs; provision of a substantial number of
	The lower housing growth at Alconbury airfield has potential to limit opportunities for co-location	Higher housing growth at Alconbury airfield offers better opportunities for co-location of homes	Higher housing growth at Alconbury airfield offers greatest opportunities for co-location of homes and jobs. Introduction of a higher level of growth	



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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
	between homes and jobs in the enterprise zone. Growth at St Neots, Huntingdon and Godmanchester offers good opportunities for mixed housing and employment. The option only includes residential growth at Wyton airfield which may lead to further commuting.	and jobs. Growth at St Neots, Huntingdon and Godmanchester offers good opportunities for mixed housing and employment. The option only includes residential growth at Wyton airfield which may lead to further commuting.	at Wyton airfield gives opportunities for inclusion of mixed housing and employment development.	houses on Alconbury airfield would offer greatest opportunities for people to live and work in close proximity.
Will it recognise and tackle the causes of air pollution, particularly from traffic?	<b>+</b>	<b>+</b>	<b>++</b>	Any development has potential to increase air pollution. The high economic growth option offers the greatest opportunities to reduce the need to travel to employment by facilitating co-location of homes and jobs.
	Co-locating housing and employment offers opportunities to reduce the need to travel and hence pollution outputs. Limited growth at Wyton airfield may contribute to pollution from traffic congestion around St Ives without being sufficient to boost public transport viability.	Co-locating housing and employment offers opportunities to reduce the need to travel and hence pollution outputs. Limited growth at Wyton airfield may contribute to pollution from traffic congestion around St Ives without being sufficient to boost public transport viability.	Increased levels of growth at Alconbury airfield improve opportunities to reduce the need to travel and hence pollution outputs and improve the potential viability of public transport. Inclusion of employment growth at Wyton airfield may reduce the need to travel and assist public transport viability.	
Will it promote the retention of the quiet rural character of the district?	<b>+</b>	<b>++</b>	<b>+</b>	Any development has potential to be detrimental to the quiet rural character of the district. The low economic growth option appears to offer a reasonable balance between offering opportunities to minimise the need for commuting
	Focusing growth in towns and key service centres will help to retain the rural character of the district. Restricting housing growth at Alconbury airfield may result in higher in-commuting to the enterprise zone giving localised disturbance.	Focusing growth in towns and key service centres will help to retain the rural character of the district. Additional growth at Alconbury airfield may offer potential to minimise in-commuting to the enterprise zone.	Maximising housing growth at Alconbury airfield offers potential to minimise in-commuting to the enterprise zone. Incorporation of higher levels of growth at Wyton airfield and south of Brampton would detrimentally impact on the rural nature of adjoining areas.	



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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
				without significant detrimental impact on rural areas.
Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	++ Alconbury airfield is designated as an area of search for waste but this could be accommodated within proposed mixed use growth. No other elements of this option are affected.	++ Alconbury airfield is designated as an area of search for waste but this could be accommodated within proposed mixed use growth. No other elements of this option are affected.	+ Alconbury airfield is designated as an area of search for waste; this could be accommodated within proposed mixed use growth but this may be more challenging at higher growth levels. Land south of Brampton is also designated as an area of search for waste and for minerals (borrow pits).	There are limited areas of search for waste in the district; development is not precluded and may be accommodated within growth proposals.
Will it lead to development which would improve the choice and availability of cultural or social facilities?	+ Growth at St Neots, Alconbury and Wyton airfields offers scope for improvements to facilities.	+ Increased growth at Alconbury airfield should make provision of additional facilities there more viable.	++ Increased growth should make provision of additional facilities more viable. Higher growth at Wyton airfield offers more opportunities to improve facilities at Wyton-on-the-Hill.	The higher the level of development concentrated into the fewest possible locations maximises the opportunity to improve viable cultural or social facilities.
Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	+ Limiting growth is likely to increase pressure on affordable housing in particular and overall levels are unlikely to meet anticipated needs.	++ Increased housing growth, particularly within large scale sites, would provide greater opportunities to meet needs.	+++ Maximum provision of new housing would best provide opportunities to meet all housing needs and provide diversity and choice in new supply.	The greater the level of new housing supply the higher the opportunities are to meet needs and provide diversity and choice in housing supply.
Will it help reduce poverty and social exclusion for	+	+	++	Poverty and social exclusion are most

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
areas most affected?	Most affected areas include north Huntingdon and parts of St Neots, nearby growth may assist in both instances. Growth at Wyton airfield may help with social exclusion issues at Wyton-on-the-Hill.	Most affected areas include north Huntingdon and parts of St Neots, nearby growth may assist in both instances. Growth at Wyton airfield may help with social exclusion issues at Wyton-on-the-Hill.	Increased growth at Alconbury airfield offers greater opportunities to help address issues in northern parts of Huntingdon. Higher growth at Wyton airfield provides greatest opportunities to address social exclusion issues at Wyton-on-the-Hill.	concentrated in parts of St Neots and Huntingdon; rural areas are also affected but involve lower and more dispersed numbers.
Will it promote a reduction in levels of crime or the fear of crime?	<b>+</b>	<b>+</b>	<b>+</b>	Lower growth levels and smaller individual developments are likely to give rise to lower crime or fear of crime levels. However, low growth may give rise to more people in housing and employment need.
Will it facilitate access to basic services?	<b>+</b>	<b>++</b>	<b>++</b>	All options have been selected to ensure access to basic services as any option that did not achieve this would be unsustainable. Higher growth levels offer greater opportunities for provision of viable services.
	All growth is directed to locations either with basic services or the ability to incorporate them within the development. Lower growth at Alconbury airfield will limit the range of viable services that can be provided. Growth at Wyton airfield offers opportunities to facilitate access to basic services for Wyton-on-the-Hill.	All growth is directed to locations either with basic services or the ability to incorporate them within the development. Increased growth at Alconbury airfield will boost provision of viable services there which are complementary to those already in Huntingdon. Growth at Wyton airfield offers opportunities to facilitate access to	All growth is directed to locations either with basic services or the ability to incorporate them within the development. Increased growth at Alconbury airfield will maximise the range of viable services there but increases the risk of these having a detrimental impact on existing service provision in Huntingdon. Increased growth at Wyton airfield offers greater opportunities to	

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
		basic services for Wyton-on-the-Hill.	facilitate service provision for Wyton-on-the-Hill.	
Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	<b>+</b>	<b>+++</b>	<b>++</b>	The medium economic growth option is likely to lead to the best balance between providing new homes near new jobs without giving rise to levels of development that may encourage significant increases in out-commuting.
	All options endeavour to co-locate growth of homes and jobs but this option has lowest population growth in close proximity to the enterprise zone.	Increased growth in close proximity to the enterprise zone provides better opportunities for easy access to jobs.	Population growth at Alconbury airfield would exceed the number of jobs in the enterprise zone. Higher growth at Wyton airfield would incorporate new employment but may lead to additional out-commuting.	
Will it enhance Huntingdonshire as a business location and encourage inward investment?	<b>+</b>	<b>+</b>	<b>++</b>	Higher levels of growth offer more diverse opportunities for inward investment and promotion of Huntingdonshire as a vibrant, growing economy.
	The enterprise zone is an established fact so does not vary between the options. Housing growth should provide a balance of new jobs and homes. Diversity of potential locations offers a choice of sites for potential investment.	The enterprise zone is an established fact so does not vary between the options. Housing growth should provide a balance of new jobs and homes. Diversity of potential locations offers a choice of sites for potential investment.	The enterprise zone is an established fact so does not vary between the options. Additional employment opportunities at Wyton airfield offers a greater choice of sites for potential investment.	
Will it help improve the availability of training and education opportunities?	<b>+</b>	<b>++</b>	<b>++</b>	Higher growth levels would facilitate provision of a viable extra secondary school and increase opportunities for tertiary and employment based education and training.
	Primary education facilities are expected to be provided within major growth sites. Secondary education requires substantial housing growth and a secondary school would be required at Alconbury airfield.	Primary education facilities are expected to be provided within major growth sites. Increased housing numbers at Alconbury airfield will facilitate provision of a viable secondary school.	Primary education facilities are expected to be provided within major growth sites. Higher growth levels may cause issues with secondary school catchments. Increased housing numbers at Alconbury airfield will facilitate provision of a viable secondary school	

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Decision Aiding Questions	Likely Impacts of:			Commentary
	Low Economic Growth Option	Medium Economic Growth Option	High Economic Growth Option	
			and potentially additional tertiary education facilities.	
Will it reduce the need to travel?	+	++	+	All options are relatively sustainable and seek to reduce the need to travel.
	All options seek to reduce the need to travel by promoting homes, jobs and services in close proximity.	All options seek to reduce the need to travel by promoting homes, jobs and services in close proximity. Higher housing numbers at Alconbury airfield provide the opportunity to reduce people's need to travel to work there.	All options seek to reduce the need to travel by promoting homes, jobs and services in close proximity. The population at Alconbury airfield is likely to exceed job opportunities there and may increase the need to travel.	
Will it match areas of growth to those with better or improving transport infrastructure?	+	+	+	Growth both makes demands on transport infrastructure and can help to provide it. More certainty over the A14 proposals should be available by the next stage of Local Plan preparation.
	Difficult to distinguish between options. Revised A14 proposals should assist delivery of growth in the Huntingdon SPA. Growth at Alconbury and Wyton airfields both offer opportunities for extensions to The Busway. Growth at St Neots is dependent on A428 improvements.	Difficult to distinguish between options. Revised A14 proposals should assist delivery of growth in the Huntingdon SPA. Growth at Alconbury and Wyton airfields both offer opportunities for extensions to The Busway. Growth at St Neots is dependent on A428 improvements.	Difficult to distinguish between options. Revised A14 proposals should assist delivery of growth in the Huntingdon SPA. Growth at Alconbury and Wyton airfields both offer opportunities for extensions to The Busway. Growth at St Neots is dependent on A428 improvements.	

**Summary:** It would seem at this stage that the low economic growth option is marginally less sustainable than the medium economic growth option as although it achieves well in terms of environmental aspects it contributes less to social and economic sustainability. The medium economic growth option achieves more positively with regard to social and economic issues without giving rise to significant environmental concerns. The high economic growth option achieves well in respect of social and economic issues but has a higher risk of giving rise to environmental concerns which may require mitigation to make this level of development sustainable.

### Refinement of Options

- 4.18** Following the Stage 2 consultation the strategy and draft policies were revised, taking account of the consultation responses and further evidence as it became available, in preparation for the Stage 3 Draft Local Plan consultation.

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- 4.19** The main piece of evidence that emerged at this time was the Joint Strategic Planning Unit's Technical Paper on Growth Requirements (The Technical Paper). The Technical Paper showed that housing growth required in Huntingdonshire up to 2036 would be in the region of 21,000 homes. This level of growth is similar to the high economic growth option in the initial growth options above. Refinement of options has therefore concentrated on an option that would achieve 21,000 homes.

### Options Appraised in preparation for Stage 3

- 4.20** The following section 'Strategic options: amount of growth' looks at the sustainability of the housing growth figure from the Technical Paper, comparing it against alternative amounts. How the growth should be distributed is then considered in 'Strategic options: distribution of growth'.

### Strategic options: amount of growth

- 4.21** This section presents the appraisals of different options for the amount of growth. The three growth options appraised were:

<b>'No Growth'</b>	This option is based on a combination of the existing commitments and development planned for in the Core Strategy (about 9,100 homes) and the population increase from the Cambridgeshire County Council 'Natural Change' calculation, presented in the Technical Paper (about 6,300 homes) for a total of 15,400 homes. This option is between the 'Low Economic Growth' and 'Medium Economic Growth' options considered previously.
<b>Technical Paper</b>	This option uses the figure for housing growth from the Joint Strategic Planning Unit's Technical Report on Growth Requirements of 21,000 homes. This is slightly higher than the 'High Growth' option considered previously.
<b>'Higher Growth'</b>	This option uses a growth rate of 35%, equivalent to just over 25,000 homes, which is an approximate average of the growth rate across the whole Cambridge housing market area if forecasts are extrapolated to 2036.

#### Important Note:

The options identified above were developed in the period between the 'Stage 2' consultation in 2012 and the 'Stage 3' consultation in 2013. As such they predated publication of the National Planning Practice Guidance and so were not compliant with guidance relating to how objectively assessed housing needs should be calculated or how Local Plans should seek to meet such needs.

- 4.22** The appraisals are recorded as having potential for a positive, negative or uncertain impact as set out below. The inclusion of a commentary for each decision aiding question enables factors considered in the decision making process to be recorded. The answers are not intended to be added up to an overall score as some objectives may be relatively more important than others, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**Appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

-	The likely impacts of this option are considered to be negative compared with what would happen without the plan.
--	The '- -' and '- - -' values are intended to help enable differentiation between multiple options where negative impacts are considered likely. This is explained in the commentary.

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- - -	
+	The likely impacts of this option are considered to be positive compared with what would happen without the plan.
+ +	The '+ +' and '+ + +' values are intended to help enable differentiation between multiple options where positive impacts are considered likely. This is explained in the commentary.
+ + +	
+/~	The likely impacts of this option are considered to be positive compared with what would happen without the plan but quantification is uncertain.
~	The likely impacts of this option are considered to be either very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

**4.23** The inclusion of a commentary for each decision aiding question enables factors considered in the decision making process to be recorded and for any assumptions to be identified. It should be noted that the answers are not intended to be added up to a score, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature reflecting the fact that some of the SA Objectives are relatively more important than others.

**4.24** The appraisals also identify the best option where two or more options have the same 'score', if it is possible to do so. For example if there are three options being considered and two are appraised as having a '~' score these two options will be carefully considered and where it is possible the better of the two will be identified. For positive and negative impacts the system includes differing levels to help differentiation.

**Table 4.4 Appraisal of the Low, Medium and High housing growth options**

Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
Will it enable the use of land that has previously been developed in preference to land that has not been developed?	-	++	+	The proposed growth option makes use of most known and available previously developed land in accessible locations within the district.
Will it promote development in locations that are	~	++	~	The higher the level of growth the more



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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	Additional population would require housing elsewhere which may result in use of less sustainable sites.	Two strategic expansion locations are previously developed land; the third is grade 2. Other growth is concentrated in and around market towns and key service centres comprising a mixture of previously developed and greenfield land of a variety of grades.	Higher levels of growth are likely to require additional greenfield sites and hence a greater possibility of using higher grade agricultural land.	greenfield land likely to be required and so the increased risk of requiring higher grade land.
Will it promote development in locations where higher densities are appropriate?	~	++	+/~	The proposed growth option offers opportunities to accommodate the majority of growth in locations where higher densities are appropriate. The higher growth option would retain this but the appropriateness of particular densities is uncertain as the location of additional growth is unknown.
Will it direct development away from waterways that are sensitive to changes in water quality?	~	+	~	Proposed growth levels can be managed without detrimental impact. Uncertainty arises from lack of specific locations for growth on other options.
	Uncertain impact on waterways that are sensitive to changes in water quality in Huntingdonshire dependent on location of but additional growth elsewhere. Potential for impact on waterways elsewhere too.	Growth in discharge can be managed without detrimentally impacting on water quality objectives.	Uncertain whether the additional growth can be accommodated without impacting on water quality as potential locations are not identified.	



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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	~ No additional water treatment capacity would be required in Huntingdonshire but additional growth elsewhere may do so.	+/~ The aspiration at Alconbury airfield is to manage waste water treatment on site. Growth in discharge at St Neots and Huntingdon is manageable within conventional technologies. Predicted growth at key service centres is manageable. Capacity at St Ives is limited but manageable within conventional technologies. Capacity at Wyton-on-the-Hill needs to be explored further.	+/~ Water treatment capacity is limited and higher growth levels will make additional demands; some will be manageable within conventional technologies but dependent upon the location of additional growth some may be beyond effective expansion.	Water treatment capacity is limited in many places but the proposed level of growth is generally manageable within conventional technologies. Capacity for significantly higher growth is unknown without detailed assessment.
Will it minimise risk to people and property from flooding, now and in the future?	+ Minimising flood risk is a basic requirement of planning so delivery of additional growth elsewhere would depend on the ability to identify land which would minimise flood risk, although this may be in less sustainable locations than land with a higher flood risk.	+ Flood risk has been a basic filter for site selection to deliver the proposed level of growth so this option will minimise risk.	+ Minimising flood risk is a basic requirement of planning so delivery of a higher growth strategy would depend on the ability to identify land which would minimise flood risk, although this may be in less sustainable locations than land with a higher flood risk.	The proposed strategy has been shaped to avoid locations at high flood risk for instance around Ramsey where the surrounding Fen landscape is maintained through pumping.  Land could be found to deliver higher growth without increasing flooding risk although it may perform less well on other sustainability criteria.
Will it direct development to areas which are either well served by open space	~ Dependent on location and scale of alternative delivery. If growth	++ Use of three strategic expansion locations to deliver much of the growth aids	+ Dependent on location and scale of additional development sites. If growth were	Open space is generally provided within new developments

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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
and publicly accessible green space or have the capacity to providing more open space and accessible green space?	were significantly dispersed open space accessibility and provision may be limited.	incorporation of substantial open space within close proximity to new homes. Alconbury Weald has potential for good linkages to the Great Fen.	concentrated into an additional strategic expansion location open space would be incorporated; if significantly dispersed provision may be more limited.	unless they are very small scale, so all should provide reasonable access.
Will it protect, restore, create or enhance habitats?	~	+	~	Impact on habitats is highly dependent on site specific details; all sites have potential for disruption to existing habitats but this should be balanced with potential for habitat creation and improvement.
	Dependent on location and scale of alternative delivery. Any development risks disrupting existing habitats but may ultimately result in greater opportunities for wildlife and flora.	Strategic expansion locations offer significant opportunities for creation and enhancement of habitats. Any development risks disrupting existing habitats but may ultimately result in greater opportunities for wildlife and flora.	Dependent on location and scale of alternative delivery. Any development risks disrupting existing habitats but may ultimately result in greater opportunities for wildlife and flora.	
Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?	-	+	~	Any development will impact on the surrounding landscape; the detailed design is critical in the ability to recognise and respond to landscape character.
	Dependent on location and scale of alternative delivery. Additional pressure on alternative locations may make it harder for this to be achieved.	Use of strategic expansion locations minimising the areas of landscape impact; they are of a scale to generate strategic landscaping to minimise their impact. All sites have been drawn to respect and respond to the surrounding landscape.	Dependent on location and scale of alternative delivery. Additional growth may require use of land in more sensitive locations.	
Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	~	++	+	Detailed design is very significant in the ability to achieve this objective.
	Dependent on location and scale of alternative delivery. Additional pressure on alternative locations may make it harder for	Strategic expansion locations offer potential to establish new townscape identities. Development in towns and key service centres is of a scale to respond to surrounding townscapes.	Dependent on location and scale of alternative delivery. Strategic expansion locations offer potential to establish new townscape identities. Additional development elsewhere	

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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
	this to be achieved.		would be expected to respond to valued characteristics.	
Will it promote development which preserves and enhances the district's heritage?	+	+	+	Detailed location for alternative development is critical in delivering this objective. Higher growth offers greater potential for archaeological investigation.
	Option does not promote growth in Huntingdonshire so there is no impact on the district's heritage. However, alternative provision elsewhere may impact on local heritage there.	Strategic expansion locations have limited heritage assets. Higher growth levels pose greater potential risks to heritage but also offer greater potential for archaeological investigation.	Strategic expansion locations have limited heritage assets. Higher growth levels pose greater potential risks to heritage but also offer greater potential for archaeological investigation.	
Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?	-	++	+	Site specifics will strongly influence this.
	Dispersal of growth would restrict opportunities for decentralised low carbon energy sources.	Concentration of substantial growth in strategic expansion locations offers greatest opportunities for use of decentralised low carbon energy sources or networks.	Concentration of additional growth would enhance opportunities for decentralised low carbon energy sources but dispersed growth would reduce opportunities.	
Will it promote actions to tackle climate change both through adaptation and mitigation?	+	++	+/-	National changes and site specifics will influence this.
	National changes to building standards should help facilitate this for any growth. Dispersal of growth would restrict opportunities for decentralised low carbon energy sources.	National changes to building standards should facilitate this for any growth. Concentration of growth enhances opportunities for decentralised low carbon energy sources.	National changes to building standards should facilitate this for any growth. Impact depends on location and scale of additional growth; concentration would enhance opportunities for decentralised low carbon energy sources but dispersed growth would reduce opportunities.	
Will it promote the location of significant areas of	-	++	+	Dependent on capacity of strategic
	Dispersal of growth elsewhere is likely to make	Concentration of growth at Alconbury Weald offers good	Market towns have limited additional capacity and Alconbury	

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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
growth where the need to travel is minimised due to the mix of employment and housing?	this objective difficult to achieve.	opportunities for co-location of homes and jobs. Growth in market towns similarly offer good opportunities for mixed housing and employment.	enterprise zone is intended to be a main focus for employment growth. If additional growth was largely provided at Alconbury Weald this objective could be achieved; otherwise it may be difficult to provide growth in close proximity to market towns.	expansion locations and market towns.
Will it recognise and tackle the causes of air pollution, particularly from traffic?	-	++	+	Any development has potential to increase air pollution; the medium and higher growth options offer opportunities to reduce the need to travel to employment by facilitating co-location of homes and jobs.
	Dispersal of growth away from Huntingdonshire is likely to increase air pollution through additional travel to the district by people who cannot obtain a home here.	Concentration of substantial proportion of growth in three strategic expansion locations maximises opportunities to reduce the need to travel potentially reducing air pollution.	Concentration of substantial proportion of growth in three strategic expansion locations maximises opportunities to reduce the need to travel potentially reducing air pollution. Further impacts will be dependent on scale and location of additional provision but may be in more dispersed locations with potential to increase air pollution.	
Will it promote the retention of the quiet rural character of the district?	~	++	+	Any development has potential to be detrimental to the quiet rural character of the district. The more concentrated it is the less the impact is likely to be.
	Lack of development will aid retention of quiet character from a built perspective but may generate disturbance through additional traffic.	Focusing additional growth in strategic expansion locations and market towns will help retain the rural character of the majority of the district whilst offering potential to minimise car-borne in-commuting to the enterprise zone.	Further impacts will be dependent on scale and location of additional provision. Concentrated additional provision should have limited impact but more dispersed locations may damage the quiet rural character.	
Will it direct development away from areas of search for waste purposes designated in the	+	+	~	There are limited areas of search for waste in the district; development is not precluded and
	Option does not promote growth in Huntingdonshire so there is no	Alconbury airfield is designated as an area of search for waste but this could be	Alconbury airfield is designated as an area of search for waste but this could be	

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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
Cambridgeshire and Peterborough Minerals and Waste LDF?	impact on areas of search in the Cambridgeshire and Peterborough Minerals and Waste LDF.	accommodated within proposed mixed use growth. No other elements of this option are affected.	accommodated within proposed mixed use growth. Other potential impacts would depend on location of additional development.	may be accommodated within growth proposals.
Will it lead to development which would improve the choice and availability of cultural or social facilities?	-	++	+++	The higher the level of development the greater the potential to improve availability cultural or social facilities.
	Option does not promote growth in Huntingdonshire so there is no potential for improvement to cultural or social facilities.	Increased growth should make provision of additional cultural or social facilities more viable.	Additional growth should make provision of additional cultural or social facilities more viable unless growth is highly dispersed.	
Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	-	++	++	Housing supply needs to be balanced against need to provide diversity and choice in housing supply without detrimentally impact on the market.
	Needs would not be met locally forcing people to relocate outside the district.	Increased housing levels would better help to meet needs and allow for diversity of new supply.	Provision of housing growth in excess of anticipated need may make it harder for existing residents to sell or re-let properties. However, this option could help fulfil unmet need from elsewhere.	
Will it help reduce poverty and social exclusion for areas and groups most affected?	-	++	+++	Poverty and social exclusion are most concentrated in parts of St Neots and Huntingdon. Wyton-on-the-Hill experiences social exclusion and a lack of facilities and services. Rural areas are also affected but involve lower and more dispersed numbers.
	Lack of growth would increase poverty through lack of employment opportunities and increased social exclusion.	The strategic expansion locations should help address poverty and social exclusion in Huntingdon, St Neots and Wyton-on-the-Hill respectively. Rural poverty may be reduced marginally by growth in key service centres.	The strategic expansion locations should help address poverty and social exclusion in Huntingdon, St Neots and Wyton-on-the-Hill respectively. Additional growth elsewhere may further help, including reducing rural poverty depending on the location of growth.	
Will it promote a reduction in levels	++	+	+	Lower growth levels and smaller individual

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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
of crime or the fear of crime?	Option does not promote growth in Huntingdonshire so crime levels should not be increased.	Any concentration of people can result in an increase in crime and fear of crime. Good design can help reduce opportunities for crime. Smaller individual developments are likely to give rise to lower crime or fear of crime levels.	Any concentration of people can result in an increase in crime and fear of crime. Good design can help reduce opportunities for crime. Smaller individual developments are likely to give rise to lower crime or fear of crime levels.	developments are likely to give rise to lower crime or fear of crime levels.
Will it facilitate access to basic services?	-	++	+	Limited capacity for additional expansion of market towns and key services centres influences potential sustainability of access to basic services for additional growth.
	No additional services would be provided. Reduced household size in existing homes may reduce viability of existing services leading to losses.	Strategic expansion locations will incorporate basic services within them facilitating access to the majority of population growth. Other growth is concentrated in market towns and key service centres which will also facilitate access to basic services.	Strategic expansion locations will incorporate basic services within them facilitating access to the majority of population growth. Other growth is concentrated in market towns and key service centres which will also facilitate access to basic services. Access to basic services for the additional growth is dependent on location of development.	
Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	-	++	+	The proposed growth option is likely to lead to the best balance between providing new homes near new jobs without giving rise to levels of development that may encourage significant increases in out-commuting.
	Growth will be forced away from Alconbury enterprise zone and other centres of employment making access to jobs harder.	Substantial proportion of growth is concentrated in close proximity to Alconbury enterprise zone and other employment concentrations, particularly in Huntingdon and St Neots.	Substantial proportion of growth would still be concentrated in close proximity to Alconbury enterprise zone and other employment concentrations, particularly in Huntingdon and St Neots. However, additional growth may be more dispersed or concentrated in another strategic expansion location which would need to generate additional employment.	



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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
Will it enhance Huntingdonshire as a business location and encourage inward investment?	- Lack of growth would discourage investment.	+ Alconbury enterprise zone is the primary focus for inward investment. Successful delivery should enhance Huntingdonshire as a business location and encourage spin-off and service businesses. Diversity of potential location offers a wider choice of sites for potential investment.	++ Alconbury enterprise zone is the primary focus for inward investment. Successful delivery should enhance Huntingdonshire as a business location and encourage spin-off and service businesses. Diversity of potential location offers a wider choice of sites for potential investment.	Higher levels of growth offer greater opportunities for inward investment and promotion of Huntingdonshire as a vibrant, growing economy.
Will it help improve the availability of training and education opportunities?	- No additional training or education opportunities would be provided. Reduced household size in existing homes may reduce viability leading to losses.	+ Two strategic expansion locations are expected to provide additional secondary schools. New or expanded primary education facilities are expected according to the demand generated by new development. Increased population may make additional tertiary education viable.	++ Availability of primary education should be facilitated alongside growth. Additional secondary school opportunities will depend on location and scale of development; more concentrated development may be sufficient to generate demand for another additional secondary school. Increased population may make additional tertiary education more viable.	Higher growth levels would facilitate additional secondary school provision provided growth is concentrated in limited locations. It would also increase opportunities for tertiary and employment based education and training.
Will it reduce the need to travel?	- Growth would not be provided locally so the need to travel would be increased.	++ Strategic expansion locations promote homes, jobs and services in close proximity. Other growth concentrated in market towns and key service centres will also help reduce the need to travel.	+ Dependent on the location of additional growth. If it is concentrated in an additional strategic expansion location this could further reduce the need to travel; if dispersed it is likely to increase it.	Proposed option manages to concentrate growth in strategic expansion locations, market towns and key service centres which all offer opportunities for multi-purpose trips and use of local services.



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Sustainability Appraisal Questions	Impact			Commentary
	No Growth	Technical Paper	Higher Growth	
				Impact of additional growth would depend on location.
Will it match areas of growth to those with better or improving transport infrastructure?	~ Growth would not be provided locally so this would depend on transport infrastructure elsewhere.	+ Growth at Alconbury Weald and Wyton-on-the-Hill offer opportunities for extensions to The Busway. Concentration of growth in the Huntingdon SPA provides opportunities to maximise advantage of improvements to the A14. Higher levels of growth at St Neots are dependent on A428 improvements.	~ Dependent on scale and location of additional growth	Growth both makes demands on transport infrastructure and can help to provide it. Concentrated growth aids the viability of public transport improvements. Improvements to the A14 would be highly beneficial to delivery of sites in the Huntingdon SPA.

### Summary:

#### 'No Growth' option

This would result in least environmental impact on Huntingdonshire but has greatest potential for detrimental impact elsewhere and along transport routes. It would result in increased poverty and social exclusion through lack of opportunities for people to have a decent home or to be employed and the decreased viability of existing services and facilities. Local needs would not be met. In the context of national planning requirements this is not a reasonable option as it would not achieve what has been calculated to be the objectively assessed housing need figure for Huntingdonshire, however it was considered important to include in the appraisal to help inform the sustainability of the Technical Paper option.

#### 'Technical Paper' option

This option maximises the advantages of concentrating a substantial proportion of growth into a limited number of strategic expansion locations where opportunities for people to live, work and access services in close proximity are greatest, while reducing the need to travel. It includes sufficient growth to meet local needs. It seems likely that this option would not have the disadvantages of the No Growth option in terms of limiting opportunities for people to live in a decent home or undermine the viability of existing services and facilities. Similarly it is likely to be more deliverable than the Higher Growth option as it would not face the same constraints from infrastructure provision or capacity.

#### 'Higher Growth' option

This option proved difficult to appraise due to the level of unknowns regarding scale and location of potential development. It would be likely to have greater environmental impacts in terms of water usage and impact on landscape, however, it could offer greater social and economic benefits by offering greatest potential to deliver additional housing and employment opportunities. As well as having sufficient growth to meet local needs it has potential to contribute towards meeting needs of neighbouring districts but this could exacerbate long distance commuting. Infrastructure provision and capacity may be a constraining factor that would mean that this option would not be deliverable.

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## Strategic options: distribution of growth

**4.25** In this section the strategic options for the distribution of growth are appraised. Each option assumes the same amount of growth, the 21,000 homes from the Technical Paper option appraised in the previous section 'Strategic options: amount of growth' above. The options differ in how growth would be distributed geographically across Huntingdonshire. The three options are:

<b>The High concentration</b>	This option would see development at the three identified Strategic Expansion Locations (Alconbury Weald, St Neots East and Wyton Airfield) and the settlements of the four spatial planning areas. Development would be high density to minimise the area of land that would be built on. It would therefore only require very limited development, if any in and around Key Service Centre settlements. It therefore concentrates on using redevelopment of brownfield land and only the smallest area of green field land in the most accessible locations.
<b>Growth in Larger Settlements</b>	This option would see a combination of development at the three Strategic Expansion Locations, the settlements of the four spatial planning areas and all of the Key Service Centre settlements. Development densities would be appropriate for the location making good use of land but not the maximised densities of the High concentration option.
<b>The Dispersed option</b>	This option would be similar to the proposed distribution option but with fewer sites and lower density development at the Strategic Expansion Locations and the settlements of the spatial planning areas. It would see more development in Key Service Centre settlements and would include allocation of sites in small settlements.

**4.26** The appraisals are recorded as having potential for a positive, negative or uncertain impact as set out below. The inclusion of a commentary for each decision aiding question enables factors considered in the decision making process to be recorded. The answers are not intended to be added up to an overall score as some objectives may be relatively more important than others, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**Appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

-	The likely impacts of this option are considered to be negative compared with what would happen without the plan.
--	The '- -' and '- - -' values are intended to help enable differentiation between multiple options where negative impacts are considered likely. This is explained in the commentary.
---	
+	
++	The '+ +' and '+ + +' values are intended to help enable differentiation between multiple options where positive impacts are considered likely. This is explained in the commentary.
+++	
+/-	
~	The likely impacts of this option are considered to be either very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.

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<b>N</b>	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.
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**4.27** In addition appraisal commentaries will identify the best option where two or more options have the same general impact, if it is possible to do so. For example if two options are appraised as having a '+' score these two options will be carefully considered and where it is possible the better of the two will be identified.

**Table 4.5 Strategic options for the distribution of growth**

Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
Will it enable the use of land that has previously been developed in preference to land that has not been developed?	+++	++	+	The high concentration option clearly has the potential to use the highest proportion of previously developed sites so would be the best option
Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	++	+	+	Huntingdonshire has a high proportion of high quality agricultural land so it would be difficult to avoid any development of it if the development requirements are to be met. The high concentration option is considered to be the best option.
Will it promote development in locations where higher densities are appropriate?	~	++	+	The high concentration option may lead to inappropriately high densities. The proposed

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	appropriate for particular locations.	lower density in less appropriate locations.	make enable high densities were they would be appropriate.	distribution seems likely to give the best response of higher densities where that is appropriate.
Will it direct development away from waterways that are sensitive to changes in water quality?	~ High concentration would likely lead to additional pressure on the Great Ouse to receive treated water but is considered likely to be within acceptable levels.	+	+	There is some uncertainty over the high concentration approach as to whether the additional pressure on particular water works could be accommodated.
Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	~ Water treatment capacity is limited and higher density development in certain locations will make additional demands; some will be manageable within conventional technologies but some may be beyond effective expansion.	+	+	Water treatment capacity is limited in many places but the proposed level of growth is generally manageable within conventional technologies. Capacity in specific locations may be put under pressure with the high concentration option.
Will it minimise risk to people and property from flooding, now and in the future?	+	++	++	Dealing with surface water may be more challenging for the high concentration option compared with the other options. For this reason the other
	It seem likely that this option would be certain to limit flood risk from rivers as St Neots East is the only SEL affected by such flood risk where it can be avoided. High density	Flood risk has been a basic filter for site selection to deliver the proposed distribution of growth so this option will minimise risk. There is no reason to think	Flood risk from rivers is mainly located around the Great Ouse and Nene rivers so it is likely that a dispersed option would see development in low	

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	development may mean it is more difficult to deal effectively with surface water.	that surface water could not be dealt with effectively.	risk areas. There is no reason to think that surface water could not be dealt with effectively.	options are considered to be better than the high concentration option.
Will it direct development to areas which are either well served by open space and publicly accessible green space or have the capacity to provide more open space and accessible green space?	+	++	+	Without the pressure to achieve high density development with the high concentration option the proposed distribution option would seem to offer the best prospects for providing open and green space.
Will it protect, restore, create or enhance habitats?	+	++	+	The high concentration option could, if significant impacts on sensitive sites can be avoided, be the best option. However it is high risk.
Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?	+	+	+	There is a range of landscape impacts expected from a small number of more significant impacts to more widespread but minor with the different options. The high

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	have development so the landscape there would not be affected.	than with the high concentration option	impacts are likely to be minor and should be possible to avoid or mitigate.	concentration option would seem to have the highest risk of a significant impact.
Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	+	++	++	The more dispersed option may offer the best approach but in particular locations may impact on sensitive townscapes, in which case the proposed option would be better.
	Higher densities may not be appropriate in some locations and could adversely impact on surrounding townscape	Strategic expansion locations offer potential to establish new townscape identities. Development in towns and key service centres is of a scale to respond to surrounding townscapes.	Low density dispersed development is likely to be able to be accommodated within all existing townscapes. There may however be locations where higher densities would be more appropriate and also locations that are sensitive even to low density development.	
Will it promote development which preserves and enhances the district's heritage?	++	++	++	The more dispersed option may offer the best approach but may still lead to adverse impact on heritage assets, in which case the proposed option would be better.
	This option would lead to high density development which may lead to adverse impacts on heritage assets in some locations. Strategic expansion locations have limited heritage assets so impacts should be limited. Also some areas would not have development so heritage assets there would not be affected.	There are potential risks to heritage in towns and key service centres but this could offer potential for archaeological investigation.	This option would see the most dispersed development so potentially more heritage assets would be affected. However as development would be less dense it is likely that adverse impacts could be limited.	
Will it lead to development that can take advantage of or enable opportunities for	+++	++	+	The high concentration option would most likely give the best approach for taking advantage
	Higher density development would be well placed to take advantage of or enable decentralised energy such as district heating.	Concentration of growth in strategic expansion locations offers good opportunities for use	Dispersed development would be unlikely to give rise to opportunities for decentralised	



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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
decentralised low carbon energy sources or networks?		of decentralised low carbon energy sources or networks.	networks such as district heating but may offer opportunities for solar and ground-source heat pumps	of or enabling decentralised low carbon energy.
Will it promote actions to tackle climate change both through adaptation and mitigation?	++	++	+	National changes to building standards and other action should facilitate this for any growth distribution option. However the proposed distribution is likely to give the best combination of opportunity enhancement and limitation of risk.
	Concentration of growth enhances opportunities for adaptation and mitigation. It supports the use of district heating schemes and other zero or low carbon technologies and helps limit the need to travel by less sustainable modes. Higher densities may give rise to effects such as urban heat island.	Concentration of growth enhances opportunities for adaptation and mitigation. Some development may be at risk of flooding taking climate change into account. Unlikely to give rise to effects such as urban heat island.	The dispersed option is unlikely to enhance opportunities to tackle climate change. However small greenfield developments are most viable so may be able to contribute most to adaptation across the district. Some development may be at risk of flooding taking climate change into account.	
Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?	++	++	~	The proposed distribution is considered to give the best combination of minimising the need to travel while acknowledging that Huntingdonshire is mostly rural and car dependant.
	Concentration of growth offers good opportunities for co-location of homes and jobs. Growth in market towns similarly offer good opportunities for mixed housing and employment. There are however risks such as increased traffic congestion in particular locations.	The proposed distribution should give good opportunities to co-locate housing and jobs, balanced with less risk of impacts such as traffic congestion.	Dispersed development is unlikely to to much to minimise the need to travel or promote the use of sustainable travel modes.	
Will it recognise and tackle the causes of air pollution, particularly from traffic?	++	++	~	The high concentration option will probably do the most to tackle air pollution arising from traffic as it
	Concentration of growth in three strategic expansion locations maximises opportunities to reduce	With a substantial proportion of growth in three strategic expansion locations this option offers good	Dispersed development is unlikely to to much to minimise the causes of air pollution,	



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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	the need to travel potentially reducing air pollution. High density development may limit scope for trees and other vegetation to help counteract air pollution.	opportunities to reduce the need to travel potentially reducing air pollution. Also gives scope for urban vegetation to help tackle pollution.	particularly traffic as it will do little to reduce the need to travel. However development will be spread out so pollution will also be spread out.	should reduce the need to travel the most. However the proposed distribution gives greater scope for tackling pollution within new development through urban vegetation.
Will it promote the retention of the quiet rural character of the district?	++ With highly concentrated development in a select number of locations this option will leave much of the district with very limited development and will therefore promote the retention of the quiet rural character	+ Focusing growth in strategic expansion locations and market towns will help retain the rural character of the majority of the district whilst offering potential to minimise car-borne in-commuting to the enterprise zone.	~ Dispersing growth across the district will mean that more locations have their quiet character put under threat. However the limited nature of development in any one location will mean that impacts should be much more easily mitigated than for other options.	The highly concentrated option is likely to be the best option, although those locations that see development will be impacted significantly.
Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+ Alconbury airfield is designated as an area of search for waste but this could be accommodated within proposed mixed use growth. No other elements of this option are affected.	+ Alconbury airfield is designated as an area of search for waste but this could be accommodated within proposed mixed use growth. No other elements of this option are affected.	~ Without specific sites identified it is difficult to say for this option but it is possible that more dispersed development would face a higher likelihood of conflicting with minerals and waste designations. However such designations are small.	Either the high concentration option or the proposed option would be likely to have very limited potential conflict with minerals and waste designations.
Will it lead to development	+ Concentrated growth is likely to make provision	++ The proposed distribution should	~ Development being more spread out	Although the high concentration

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
which would improve the choice and availability of cultural or social facilities?	of additional cultural or social facilities more viable in some locations. Rural areas of the district would probably see no change or less choice and availability.	make provision of additional cultural or social facilities more viable. Rural areas should not be adversely affected as with the high concentration option.	across the district is not likely to help improve the choice or availability of cultural or social facilities.	option is possibly best for improving choice and availability in particular locations the proposed option is likely to give a better balance across the district.
Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	+/~ With SELs seemingly being the least viable type of site as they face significant infrastructure costs this option may not be able to provide sufficient affordable housing to meet needs.	+	++	With the same amount of housing developed in each option consideration has to look at the likelihood of meeting needs. This would point to the dispersed option being best.
Will it help reduce poverty and social exclusion for areas and groups most affected?	++ The strategic expansion locations should help address poverty and social exclusion in Huntingdon, St Neots and Wyton-on-the-Hill respectively. Rural areas are unlikely to see any benefit.	+++	+	The proposed option seems the most likely to help to address poverty and social exclusion where it is concentrated and also in rural areas.
Will it promote a reduction in levels of crime or the fear of crime?	+	++	++	The proposed option is considered likely to give the best combination of developments where crime and fear of crime can

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	do the least to reduce crime and the fear of crime of the options.	individual developments are likely to give rise to lower crime or fear of crime levels.	crime. Low density development may however give poor passive surveillance opportunities.	be best addressed.
Will it facilitate access to basic services?	+	++	+	The proposed growth option is considered to give the best combination of access to basic services for the growth while helping to maintain existing services elsewhere.
	Strategic expansion locations will incorporate basic services within them facilitating access to the majority of population growth. Other growth is concentrated in market towns which will also facilitate access to basic services. Rural areas are unlikely to see any benefit.	Strategic expansion locations will incorporate basic services within them facilitating access. Other growth is concentrated in market towns and key service centres which will also facilitate access to basic services.	Dispersed growth is likely to help support existing services across the district but is unlikely to provide a critical mass sufficient to establish new ones.	
Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	++	+++	+	As most jobs are likely to be in the towns and at the enterprise zone either the high concentration or the proposed options would promote access to jobs. The proposed distribution would however benefit the rural economy more so is favoured.
	Growth would be concentrated in close proximity to Alconbury enterprise zone and other employment concentrations, particularly in Huntingdon and St Neots. However the rural economy is unlikely to see any benefit.	Substantial proportion of growth is concentrated in close proximity to Alconbury enterprise zone and other employment concentrations, particularly in Huntingdon and St Neots. The rural economy would see some benefit from development in key service centres.	Dispersed growth would be unlikely to promote access to jobs as they are likely to be concentrated in the towns and at Alconbury enterprise zone. Although the rural economy would benefit.	
Will it enhance Huntingdonshire as a business location and encourage inward investment?	++	++	+	The amount of growth in all options should promote inward investment wherever it is located. However the concentrated and proposed
	Alconbury enterprise zone will be the primary focus for inward investment. Successful delivery should enhance Huntingdonshire as a business location and	Alconbury enterprise zone is the primary focus for inward investment. Successful delivery should enhance Huntingdonshire as a business location and	This option may not give rise to sufficient critical mass to enhance Huntingdonshire as a business location and encourage inward investment in the	

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	encourage spin-off and service businesses. The limited number of locations does not offer much choice of sites for potential investment.	encourage spin-off and service businesses. Diversity of potential location offers a wider choice of sites for potential investment.	same way as either of the other options could.	options are likely to offer more focus for attracting inward investment. It is unclear whether the 'eggs in one basket' High concentration option would be better compared with the more diverse proposed growth option.
Will it help improve the availability of training and education opportunities?	++	++	+	Although it may not give rise to opportunities for specialised education and training facilities the proposed option is likely to be the best as it still offers a good range of improvements including secondary education but would not be as likely to lead to school closures in rural parts of the district as the high concentration option.
	By concentrating development in a limited number of locations this option would support provision of new education and training facilities with a critical mass that could mean they could be quite specialised in nature. Schools across the more rural parts of the district may suffer with falling roles and may have to close.	Two strategic expansion locations are expected to provide additional secondary schools. New or expanded primary education facilities are expected according to the demand generated by new development. Increased population may make additional tertiary education viable.	By dispersing development this option would support roles at schools across the more rural parts of the district. It may however mean that there is insufficient pupil numbers in particular locations to support new secondary schools. This may lead to less optimal improvements to existing schools.	
Will it reduce the need to travel?	++	+	-	The high concentration option would do the most to help reduce the need to travel, although it is unlikely that traffic would reduce
	Highly concentrated development would definitely reduce the need to travel. It must be recognised that people would still need to travel especially to higher order centres	Strategic expansion locations promote homes, jobs and services in close proximity. Other growth concentrated in market towns and key service centres	It seems unlikely that this option would do much to help reduce the need to travel and may actually increase peoples need to travel.	

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Decision Aiding Questions	Impact			Commentary
	High Concentration	Proposed Distribution	Dispersed	
	such as Cambridge and London.	will also help reduce the need to travel.		noticeably as people would still want and need to travel.
Will it match areas of growth to those with better or improving transport infrastructure?	++	++	~	The proposed option would seem to offer the best combination of matching growth with where improvements to transport infrastructure are planned while also making use of existing capacity.
	Growth at Alconbury Weald and Wyton-on-the-Hill offer opportunities for extensions to The Busway. Concentration of growth in the Huntingdon SPA provides opportunities to maximise advantage of improvements to the A14. Higher levels of growth at St Neots would be dependent on A428 improvements that are currently not proposed.	Growth at Alconbury Weald and Wyton-on-the-Hill offer opportunities for extensions to The Busway. Concentration of growth in the Huntingdon SPA provides opportunities to maximise advantage of improvements to the A14. Development in key service centres, such as Sawtry, would make use of existing capacity in transport infrastructure.	More dispersed growth would not be supported by planned improvements to transport infrastructure in the same way as for the other options. This option is likely to lead to higher levels of traffic on many roads and could spread congestion over much more of the district. However it may not create the need for significant infrastructure.	

**Summary:** The different options all have strengths in some areas but it would seem that the proposed distribution option is more likely to lead to development that is sustainable in all three areas of sustainability.

### High Concentration

This option is best when considering the use of previously developed land and avoiding the use of high quality agricultural land. It would be a good option for enabling decentralised energy networks such as district heating schemes, reducing the need to travel and matching growth to good or improving transport infrastructure. It is however potentially the worst option when considering water quality, water treatment and risks from flooding. There are also uncertainties about whether it would be able to provide sufficient affordable housing due to viability issues.

### Proposed distribution

This option is the best in more instances than the other options, is never the single worst option and critically does not have uncertainties or potentially negative effects like the other options. It is the best option for directing high density development to locations where it is appropriate, for directing development to areas which are well served by open space or that have the capacity to provide more open space and matching population growth to employment growth. One area where it does not perform well is in promote development in locations that are lower quality agricultural, however it is very similar to the dispersed option for this objective.

### Dispersed option

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This option is good for safeguarding the quality of our water and rivers as it is the most likely to direct development to where water treatment capacity exists and for protecting against flood risk. It is also considered to be the best option for meeting housing need, primarily because it will enable small greenfield development which is most viable but also because it will spread affordable housing across the district more than the other options and so would be more likely to meet needs in rural areas. It is also one of the best options for promoting development that recognises and responds to existing townscapes. However there are a large number of objectives where this option is the worst or where there are uncertainties. These last two points in particular mean that this option is considered to be the worst overall.

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## Policies

### Developing Policy Options

- 4.28** The Stage 2 consultation included a range of draft strategic policies as well as policies dealing with specific types of development, referred to as 'Development Management' policies. The starting points for drawing up these policies were the policies contained in the adopted Core Strategy and the latest version of the Development Management DPD, which reached the Proposed Submission stage in March 2010. Both of these had been through sustainability appraisal processes and public consultation and in the case of the Core Strategy had also been through the examination process and been found sound. These policies were amended in light of the National Planning Policy Framework, which was published in March 2012. Given the history of these policies and the limited range of reasonable alternative options it was considered appropriate to present the policies as part of the Stage 2 consultation in the form of draft policies as they might appear in the final Local Plan, rather than more descriptive content detailing how a range of options might be set out. The draft policies were not appraised at this point but were presented with a series of questions to prompt consideration of alternative approaches and possible additions or modifications in consultation responses.
- 4.29** Following the Stage 2 consultation the policies were refined taking account of comments received and further changes that have come about due to new evidence becoming available. The revised policies are appraised below.

### How policy options were appraised

- 4.30** To account for the fact that individual policies are written to deal with a single or discrete range of issues and that they will not act in isolation but as part of a suite of policies, a tailored approach was developed for policy appraisals.
- 4.31** The first step was to consider the draft policies and the relationship with the decision aiding questions for each of the SA objectives, which is set out in two tables; Table 4.6 'Relationship between SA Decision Aiding Questions and strategic Local Plan policies' and Table 4.19 'Relationship between SA Decision Aiding Questions and other Local Plan policies'. For each policy it is stated, in the form of a 'Yes' (Y) or 'No' (N) answer, whether there should be a relationship with the decision aiding question. This has two main outcomes:
1. It highlights any SA issues that are not addressed effectively through draft policies. Where there are no policies, or only a small number with a relationship with a SA Objective or decision aiding question then consideration should be given to whether there is a need for additional policies or whether existing policies should be broadened in scope in order that a wider range of issues are fully addressed.
  2. It identifies the SA objectives and decision aiding questions that individual policies should be appraised against, which will help keep individual appraisals manageable.

### Individual Appraisals

- 4.32** Each policy appraisal is set out in the same way:

<b>The title of the draft policy</b>	This is the title as it appears in the published Draft Huntingdonshire Local Plan to 2036 (Stage 3) document
<b>The text of the draft policy when it was appraised.</b>	It is important to note that this is the text of the draft policy as it was when it was appraised (as at 27 March 2013) and not the version that appears in the Draft Huntingdonshire Local Plan to 2036 (Stage 3) document as recommendations from the appraisal (as well as other amendments that have come about because of other considerations, such as conclusions from evidence base) have been incorporated into the version in the stage 3 document.



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### A table setting out the appraisal of the draft policy

Each table sets out the decision aiding questions (DAQ) that have a relationship with the issues the draft policy addresses.

For each DAQ the impact the draft policy will have is identified and a commentary identifies:

- i. the nature of impacts and whether they change over time. Unless otherwise specified in the appraisal or commentary the impacts identified are considered to take effect immediately, be consistent in magnitude and be enduring for the whole of the local plan period to 2036.
- ii. factors considered in the decision making process; and
- iii. any assumptions made in the appraisal.

The table then summarises the appraisal and considers ways of mitigating adverse effects and maximising beneficial effects.

The impacts that should be recorded for each decision aiding question are set out in the SA Framework, see 'A 4: Develop the Sustainability Appraisal framework'. It should be noted that the impacts identified are not intended to be added up to a final score, as this would not take into account the difference in the importance of some SA Objectives. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**4.33** The appraisals are recorded as having potential for a positive, negative or neutral impact as set out below. The inclusion of a commentary for each decision aiding question enables factors considered in the decision making process to be recorded. The answers are not intended to be added up to an overall score as some objectives may be relatively more important than others, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**Appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

+	Impacts are considered to be positive compared with what would happen without the plan
-	Impacts are considered to be negative compared with what would happen without the plan
~	Impacts are considered to be either very limited (positive or negative) compared with what would happen without the plan, or they are uncertain, or potentially both positive and negative but on balance neutral. This is explained in the commentary.

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## Policy Appraisals - Strategy

**4.34** Policies 1 to 12 set out the overall spatial strategy or deal with issues that are considered to be particularly important for the plan to address. They are therefore appraised using the 'Strategy' set of decision aiding questions. The following tables set out the conclusions of considering the relationships of the policies with the SA objectives. For each policy it is state, in the form of a 'Yes' (Y) or 'No' (N) answer, whether there should be a relationship with the decision aiding question.

### Stage 3 Draft Local Plan Strategy Policies

Policy 1: Strategy and Principles for Development
Policy 2: Contributing to Infrastructure Delivery
Policy 3: Communications Infrastructure
Policy 4: Enabled Exceptions
Policy 5: Renewable and Low Carbon Energy
Policy 6: Flood Risk and Water Management
Policy 7: Strategic Green Infrastructure Enhancement
Policy 8: Development in the Spatial Planning Areas
Policy 9: Development in Key Service Centres
Policy 10: Development in Small Settlements
Policy 11: The Relationship Between the Built-up Area and the Countryside
Policy 12: Gypsies, Travellers and Travelling Showpeople

**Table 4.6 Relationship between SA Decision Aiding Questions and strategic Local Plan policies**

SA Objective	SA Decision Aiding Questions	Policies											
		1	2	3	4	5	6	7	8	9	10	11	12
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Will it enable the use of land that has previously been developed in preference to land that has not been developed?	Y	N	Y	N	N	Y	N	Y	Y	Y	Y	Y
	Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	Y	N	N	N	N	N	N	Y	Y	Y	Y	N
	Will it promote development in locations where higher densities are appropriate?	Y	N	N	N	N	N	N	Y	Y	Y	Y	N
2. Protect water resources (both quality and quantity)	Will it direct development away from waterways that are sensitive to changes in water quality?	Y	N	N	N	N	Y	N	N	N	N	N	N
	Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	Y	Y	N	N	N	Y	N	Y	Y	Y	Y	N

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SA Objective	SA Decision Aiding Questions	Policies											
		1	2	3	4	5	6	7	8	9	10	11	12
3. Manage and minimise all forms of flood risk (taking into account climate change)	Will it minimise risk to people and property from flooding, now and in the future?	Y	N	N	N	N	Y	N	N	N	N	N	Y
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Will it direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space?	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	N
5. Protect, maintain and enhance biodiversity and habitats	Will it protect, restore, create or enhance habitats?	Y	Y	N	Y	N	Y	Y	N	N	N	N	N
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?	Y	N	N	Y	Y	Y	Y	N	Y	Y	Y	N
	Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	N
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will it promote development which preserves and enhances the district's heritage?	Y	N	N	N	Y	N	Y	N	N	N	N	N
8. Reduce emissions of greenhouse gases and improve energy efficiency	Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?	Y	N	N	N	Y	N	N	N	N	N	N	N
	Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?	Y	N	N	N	Y	Y	Y	N	N	N	N	N
	Will it promote actions to tackle climate change both through adaptation and mitigation?	Y	N	Y	N	N	N	N	Y	Y	Y	Y	N

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SA Objective	SA Decision Aiding Questions	Policies											
		1	2	3	4	5	6	7	8	9	10	11	12
9. Improve air quality	Will it recognise and tackle the causes of air pollution, particularly from traffic?	Y	N	N	N	N	N	Y	N	N	N	N	N
10. Avoid unnecessary light, noise and visual pollution	Will it promote the retention of the quiet rural character of the district?	Y	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y
11. Reduce waste production and increase reuse, recycling and composting	Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste Local Plan?	Y	N	N	N	N	N	N	N	N	N	N	N
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Covered by decision aiding questions for SA Objective 4												
13. Promote accessibility of cultural and social activities	Will it promote accessibility to cultural or social activities?	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	Y	Y	N	Y	N	N	N	Y	Y	Y	Y	Y
15. Redress inequalities	Will it help reduce poverty and social exclusion for those areas and groups most affected?	Y	N	Y	Y	N	N	N	Y	Y	N	N	Y
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will it promote a reduction in levels of crime or the fear of crime?	Y	N	N	N	N	N	N	N	N	N	N	N
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Will it facilitate access to basic services?	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y

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SA Objective	SA Decision Aiding Questions	Policies											
		1	2	3	4	5	6	7	8	9	10	11	12
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	Y	N	N	N	N	N	N	Y	Y	Y	N	N
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will it enhance Huntingdonshire as a business location and encourage inward investment?	Y	N	Y	N	N	N	Y	Y	Y	Y	Y	N
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Will it help improve the availability of training and education opportunities?	Y	Y	Y	Y	N	N	N	Y	Y	N	N	N
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Will it reduce the need to travel?	Y	Y	Y	Y	N	N	N	Y	Y	Y	Y	N
	Will it match areas of growth to those with better or improving transport infrastructure?	Y	N	N	N	N	N	N	Y	Y	N	N	N

### Are SA Objectives fully addressed?

- 4.84** In all cases there is an identified relationship between the Decision Aiding Question and at least one policy. Similarly all policies have an identified relationship with at least one SA objective.
- 4.85** It should be noted that each individual appraisal of policies will need to check that the view of the relationship between the policy and decision aiding questions taken in this first step is correct.

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### Policy 1: Strategy and Principles for Development

Please Note: At the time of appraisal Strategy and Principles for Development was not identified as a policy.

In 2036 Huntingdonshire will be a highly sustainable and economically vibrant place with thriving market towns and villages, a high quality built and natural environment, successful neighbourhoods, and a range of well designed homes for all sectors of the community.

The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:

- 3 strategic expansion locations will make provision for approximately 12,450 new homes giving a range of accommodation to meet the needs of all sectors of the community and to facilitate growth of the local economy, in particular through the designated enterprise zone at Alconbury Weald
- Market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity

Development proposals will be expected to:

- prioritise the use of previously developed land in accessible locations
- contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities
- support the local economy by providing a mix of employment opportunities suitable for local people
- make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness
- maximise opportunities for use of public transport, walking and cycling
- minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution
- reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk
- protect and enhance the range and vitality of characteristic landscapes, habitats and species and historic environment
- promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities

**Table 4.7 - SA Appraisal of Policy 1: Strategy and Principles for Development**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Two of the three strategic expansion locations identified are previously developed land as are a reasonable proportion of the sites in market towns and key service centres.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	+	Two of the three strategic expansion locations identified are previously developed land. The strategic expansion location at St Neots is, however, grade 2 agricultural land. The strategy itself does not make reference to agricultural land value although it does prioritise the use of previously developed land in accessible locations.
promote development in locations where higher densities are appropriate? (SA1)	+	60% of total growth is directed to the three strategic expansion locations all of which will be capable of incorporating higher densities. Similarly sites in market towns are more likely to be appropriate for higher densities although key service centres are less appropriate.
direct development away from waterways that are sensitive to changes in water quality? (SA2)	+	The majority of growth can be accommodated without detrimentally impacting on water quality objectives. Brampton and Ramsey are most sensitive and have relatively low levels of growth directed to them. Policy explicitly expects development proposals to minimise the impact on water quality.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	Water treatment capacity is limited in many places but growth is generally manageable within conventional technologies. Strategic expansion locations at Alconbury Weald and Wyton-on-the-Hill would require a site specific solution reflecting the potential scale of growth. Policy explicitly expects development proposals to minimise the impact on water resources and to reduce water consumption and wastage.
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The strategy has been shaped to avoid significant growth locations at high flood risk, for instance around Ramsey where the surrounding Fen landscape is maintained through pumping. Policy explicitly expects development proposals to minimise the impact on water resources and manage flood risk.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	The strategic expansion locations would incorporate substantial areas of open space within them. The market towns all have reasonable access to open space although that at key service centres is more variable. Policy explicitly expects development proposals to enhance green space, sport and recreation facilities.
protect, restore, create or enhance habitats? (SA5)	~	The strategic expansion locations offer significant potential for creating or enhancing habitats. Market towns and key service centres also have potential for protection, restoration, creation or enhancement of habitats. It should be acknowledged that with any strategy involving development habitats may change in response to development with some being destroyed and others created. Policy explicitly expects development proposals to protect and enhance the range and vitality of habitats and species.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Two of the three strategic expansion locations are previously developed sites with potential to establish new characters. That at St Neots is contained within the A428 and has potential to incorporate structural landscaping to respond to existing landscape features. Policy explicitly expects development proposals to protect and enhance characteristic landscapes.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	Policy explicitly expects development proposals to make efficient use of land and buildings within existing settlements whilst preserving local character and distinctiveness.
seek to minimise the potential adverse visual effects of development? (SA6)	~	Policy does not explicitly refer to minimising potential adverse visual effects of development although it does specify the ambition to have a high quality built environment and to maintain the character and identity of established communities which would not be achieved if development proposals had an adverse visual effect.
promote development which preserves and enhances the district's heritage? (SA7)	+	Policy explicitly expects development proposals to protect and enhance the historic environment.
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	~	The strategy and principles do not specifically refer to this but the promotion of a limited number of strategic expansion locations offers potential to explore opportunities for decentralised low carbon energy sources or networks.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Policy explicitly expects development proposals to prioritise the use of previously developed land in accessible locations, minimise greenhouse gas emissions and reduce water consumption.
promote the location of significant areas of growth where the need to travel is	+	Policy strongly advocates this by concentrating housing growth in close proximity to the Enterprise Zone, other major concentrations of employment and incorporating a mix of employment opportunities within



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Relevant Decision Aiding Questions Will it...	Impact	Commentary
minimised due to the mix of employment and housing? (SA8)		market towns and key service centres. Policy explicitly expects development proposals to contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities.
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	The strategy aims to provide homes and jobs in close proximity providing opportunities for people to travel to work by sustainable modes, so generating less pollution. Policy explicitly expects development proposals to minimise greenhouse gas emissions and air pollutants.
promote the retention of the quiet rural character of the district? (SA10)	+	The strategy aims to concentrate development in a limited range of locations to protect the majority of the rural area enabling its present character to be retained.
direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF? (SA11)	~	There are limited areas of search for waste in the district; however, development is not precluded and may be accommodated within growth proposals.
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	The strategy facilitates concentrated growth areas maximising people's opportunities to access sport and recreational facilities. Policy explicitly expects development proposals to maximise opportunities for walking and cycling and to promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	The scale of development proposed in the strategy should facilitate availability of cultural and social activities as there population growth will be concentrated in specific locations encouraging a critical mass of support.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The strategy promotes a level of growth designed to meet the full objectively assessed needs of the district.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	~	Policy does not address poverty directly but development proposals are expected to support the local economy by providing a mix of employment opportunities suitable for local people.
promote a reduction in levels of crime or the fear of crime? (SA16)	~	Policy does not explicitly refer to levels of crime or fear of crime. However, the strategy aspires to deliver an economically vibrant place with a high quality built environment which has the potential to promote a reduction in levels of crime and the fear of crime.
facilitate access to basic services? (SA17)	+	By focusing development in limited locations providing concentrated markets the strategy facilitates access to basic services. Policy explicitly expects development proposals to contribute to the creation or maintenance of mixed communities including the integration of services.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	Policy strongly advocates this by concentrating housing growth in close proximity to the Enterprise Zone, other major concentrations of employment and incorporating a mix of employment opportunities within market towns and key service centres. This is coupled with the policy explicitly expecting development proposals maximise opportunities for use of public transport, walking and cycling and to contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The strategic expansion location at Alconbury Weald is focused on the designated Enterprise Zone with housing and services surrounding this to assist in its successful delivery. Substantial areas for employment use are allocated with other strategic expansion locations and market towns

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
		all of which provide opportunities for inward investment. Policy explicitly expects development proposals to support the local economy by providing a mix of employment opportunities.
help improve the availability of training and education opportunities? (SA20)	~	Education facilities will be required in conjunction with major development proposals. Otherwise, the policy does not make explicit reference to training opportunities although some may be facilitated by encouraging a mix of employment opportunities.
reduce the need to travel? (SA21)	+	The strategy aims to provide homes, jobs services and facilities in close proximity providing opportunities for people to minimise their travel requirements of to use sustainable modes.
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	A substantial proportion of growth is concentrated in the Huntingdon spatial planning area which has potential to benefit significantly from planned improvements to the A14. Growth at St Neots is constrained by capacity on the A428 for which no major improvements are currently programmed. Both benefit from railway services and frequent bus services. The possibility exists for the strategic expansion locations at Alconbury Weald and Wyton-on-the-Hill to develop links to the guided busway. The strategy avoids directing substantial growth to areas of relatively poor transport infrastructure such as Ramsey.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14, 17, 18, 19 and 21. It has uncertain effects with regards to SA Objectives 5, 6, 8, 11, 15, 16 and 21. Most of the impacts will be permanent for the lifetime of the development delivered. The effects of some will be felt immediately, for instance on SA1 by reducing the need to permit development elsewhere. The effects of others may be temporarily negative but should become positive as specific infrastructure becomes available, for instance SA21 with regards to the A14 improvements. The policy is considered appropriate as an overall strategy and no changes are recommended.</p>		

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### Policy 2: Contributing to Infrastructure Delivery

A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements.

#### Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (Footnote).

#### Planning Obligations

Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) (Footnote) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Provision may be required on or off site as set out in the SPD. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that adequate provision is in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will take viability and other material considerations including specific site conditions into account.

Where particular requirements of development sites set out in other policies in this plan are known they are included in the applicable policy.

Subdivision of sites in order to avoid liability for contributions will not be accepted in any form. Requirements will be calculated on the complete developable area, rather than the area or number of homes/ floorspace of a particular proposal where the development proposes the sub-division of a larger developable area and be apportioned on a pro-rata basis.

**Table 4.8 - SA Appraisal of Policy 2: Contributing to Infrastructure Delivery**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Policy is not locationally specific; however, it will facilitate provision of necessary infrastructure.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	~	Policy is not locationally specific; however, planning obligations may be required to contribute additional open space or improve existing areas.
protect, restore, create or enhance habitats? (SA5)	~	Policy is not locationally specific; limited scope within planning obligations for contributions to natural and semi-natural green space which may benefit habitats.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Primary purpose of policy is to secure contributions to provision of social requirements in conjunction with development.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Planning obligations will be used to secure affordable housing within residential development
facilitate access to basic services? (SA17)	+	Primary purpose of policy is to contribute to infrastructure including basic services.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
help improve the availability of training and education opportunities? (SA20)	+	Contributions may be sought towards training and education where appropriate.
reduce the need to travel? (SA21)	-	Infrastructure contributions will not reduce the need to travel in themselves. While contributions may be used to help make new roads, it may also be used to provide access to sustainable modes of travel.
<p><b>Conclusions:</b> This policy is considered to have potentially adverse effects with regards to SA Objective 21 and potentially beneficial effects with regards to SA Objectives 13, 14, 17 and 20. Uncertain effects are identified with regards to SA Objectives 2, 4, and 5. Although providing contributions has a potentially negative effect on reducing the need to travel, and uncertain effect in relation to other matters, this cannot be overcome by the policy which is in accordance with the applicable legislation. Both positive and negative effects are likely to be increase over time, although is likely to be disconnected to some extent from the rate of development as services, facilities and infrastructure will be dependant on funding which may not be available when development takes place. The effects are expected to be permanent in nature.</p>		

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### Policy 3: Communications Infrastructure

A proposal including homes, employment or main town centre uses will support and help implement the aims and objectives of the 'Connecting Cambridgeshire' broadband initiative. This will be achieved through provision of on-site infrastructure, including ducting to industry standards, to enable all premises and homes to be directly served by fibre based broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

**Table 4.9 - SA Appraisal of Policy 3: Communications Infrastructure**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	~	There is greater potential for high quality broadband within larger settlements where pdl is more likely to exist. However the provision of new equipment may be easier on greenfield sites.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	Increased broadband coverage could encourage local enterprise, giving more people the flexibility to work from home.
lead to development which would improve the choice and availability of cultural or social facilities? (SA13)	~	If people are spending more time at home online, socialising through social networks, and downloading films etc they may actually use existing cultural and social facilities less which could result in their closure. Conversely it could facilitate community initiatives such as shared information points and cafés.
help reduce poverty and social exclusion for areas most affected? (SA15)	+	Improved broadband provision can reduce social exclusion, provide income-generating opportunities and access to online training/education. However there are cost implications in its usage.
facilitate access to basic services? (SA17)	+	Wider access to broadband would enable more people to carry out online banking, pay bills, order groceries etc.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	Provision of superfast broadband facilitates more efficient business practices.
help improve the availability of training and education opportunities? (SA20)	+	Wider access to broadband could help people to develop skills through interactive learning.
reduce the need to travel? (SA21)	+	Increased broadband provision would reduce the need to travel to work, to access basic services, and to access higher order retail centres.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 8, 15, 17, 18, 19, 20 and 21. There are uncertain effects in relation to SA Objectives 1 and 13. The policy will have long term positive effects as provision of appropriate broadband infrastructure at construction stage will avoid costs at a later stage.</p>		

### Policy 4: Enabled Exceptions

A community based proposal for a locally prioritised community project will be supported in or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:

- a. it has clear support from the local community;
- b. all elements of the proposal have been carefully considered, particularly siting and design, in order to maximise sustainability benefits;
- c. all elements of the proposal have been carefully considered in order to avoid any potential adverse impact on its surroundings, including the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users; and
- d. where cross subsidising development is proposed it is demonstrably sufficient for the specified project and no more.

A project involving affordable housing will be expected to comply with relevant requirements of Policy 25 'Homes in the Countryside'.

**Table 4.10 - SA Appraisal of Policy 4: Enabled Exceptions**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
protect, restore, create or enhance habitats? (SA5)	~	Dependent on the nature of development proposed. There is potential for community projects to involve an element of habitat creation, protection, enhancement or restoration. Habitats may also be addressed through consideration of siting and impacts.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding landscape.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding townscape and amenity of existing residents and users.
promote the retention of the quiet rural character of the district? (SA10)	~	Impact will depend on the nature of the proposed development. The policy aims to avoid adverse impact on surroundings.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Primary purpose of the policy is to facilitate community projects which often involve cultural and social facilities.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy facilitates provision of affordable housing and limited market housing to cross subsidise community projects.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	Community projects are likely to target social facilities and affordable housing which would be beneficial.
facilitate access to basic services? (SA17)	~	Dependent on the nature of development proposed, community facilities could be used to provide basic services such as community shop.
help improve the availability of training and education opportunities? (SA20)	~	Dependent on the nature of development proposed, community facilities could be used for delivery of training and education opportunities.
reduce the need to travel? (SA21)	+	Provision of a community project could reduce the need to travel to a similar facility elsewhere.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 13, 14, 15 and 21. Uncertain effects are identified for SA Objectives 5, 10, 17 and 20. The uncertainty is likely to be temporary as the effect of development will be clear upon receipt of particular proposals. The policy could enable many new community facilities which will have positive effects for the lifetime of that facility which in many cases will be permanent.</p>		



### Policy 5: Renewable and Low Carbon Energy

A proposal for a renewable or low carbon energy generating scheme will be supported where adverse impacts including cumulative impacts have been addressed satisfactorily. In addressing adverse impacts proposals will demonstrate how they will seek to avoid harm to:

- a. the environment and local amenity including noise levels;
- b. any heritage assets and/ or their settings;
- c. biodiversity; and
- d. the character of the surrounding landscape with reference to the Huntingdonshire Landscape and Townscape Assessment SPD (2007)(Note 1) and the Landscape Sensitivity to Wind Power Development SPD (2013)(Note 2) or successor documents.

If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to minimise them. The level of harm and the extent to which adverse impacts have been addressed will be weighed against the public benefits of the proposal.

Provision will be made for the removal of apparatus and reinstatement to an acceptable condition, should the scheme become redundant and/ or at the end of the permitted period for time limited planning permissions.

In assessing the likely impacts of potential wind energy development in determining planning applications for such development the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts) will be followed.

Note 1: Available from the council's website

Note 2: Available from the council's website

**Table 4.11 - SA Appraisal of Policy 5: Renewable and Low Carbon Energy**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	The policy incorporates specific criteria seeking to address the impact of renewable or low carbon energy generating schemes on landscape character.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	The policy incorporates specific criteria that seek to address the impact of renewable or low carbon energy generating schemes on townscape character.
promote development which preserves and enhances the district's heritage? (SA7)	+	The policy incorporates specific criteria that seek to address the potential adverse effects on heritage assets and their settings of renewable or low carbon energy generating schemes.
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	+	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable development to take advantage of opportunities for decentralised low carbon energy sources or networks.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable climate change mitigation.
promote the retention of the quiet rural character of the district? (SA10)	~	Although the policy seeks to address impacts including noise, it does not specifically seek to retain the quiet rural character of the district. For some types of renewable and low carbon energy some noise is inevitable. Impacts are therefore uncertain.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 7, and 8. It is uncertain whether the policy promotes the quiet rural character of the district in respect of SA Objective 10 and it is noted that renewable and low carbon energy could result in noise pollution. The minimisation of adverse impacts is included in the policy and no changes are recommended. The effects of this policy are expected to increase over time and to be permanent as the effect of reduced carbon dioxide emissions will remain beyond the lifetime of the development.</p>		

### Policy 6: Flood Risk and Water Management

#### Flood Risk

A proposal will be supported where:

- a. it is located in an area that is not at risk of flooding with reference to the Environment Agency and the council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, prove the development is acceptable;
- b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained;
- c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

#### Surface Water

A proposal will be supported where:

- a. sustainable drainage systems (SuDS) are incorporated in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming)(Footnote) or successor documents to the satisfaction of Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;
- b. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and
- c. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.

#### Waste Water

All proposals that would be served by the Brampton and St Ives Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at these Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the Water Framework Directive will not be compromised.

All proposals that would be served by the Ramsey Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at that Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the Water Framework Directive will not be compromised and the Middle Level Commissioners will not object on the basis of flood risk in the Middle Level system.

All proposals that would be served by the St Neots Waste Water Treatment Works will only be supported where a pre-development enquiry with Anglian Water Services to determine process capacity at the Waste Water Treatment Works has been sought.

A proposal at sites indicated by the Detailed WCS to have potentially limited sewer network capacity (Amber and Red), will only be supported where a pre-development enquiry with Anglian Water Services to determine upgrades needed has been sought.

Footnote: These documents will be available from Cambridgeshire County Council's website once finalised

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**Table 4.12 - SA Appraisal of Policy 6: Flood Risk and Water Management**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	A positive effect is considered likely because previously developed land is considered differently to greenfield land with the effect that a pdl site at the same flood risk as a greenfield site would be preferred.
direct development away from waterways that are sensitive to changes in water quality? (SA2)	+	There is a specific requirement contained in the policy. The policy would also direct development to areas at least risk of flooding and therefore help to prevent flood water related impacts on water quality. It would also limit development in areas where the receiving waste water treatment works is at or nearing capacity and there are no solutions to dealing with waste water. This would therefore help protect all receiving waterways whether they were sensitive to changes in water quality or not.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	The policy contains specific requirements for development that would be served by several waste water treatment works that are at or nearing capacity.
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The policy contains specific requirements for development to ensure that users and residents are not put at risk of flooding and that there is no transferred risk.
protect, restore, create or enhance habitats? (SA5)	+	A positive effect is considered likely because habitats that are sensitive to changes in water quality or quantity should be protected. The requirements relating to the incorporation of SuDS has the potential to create or restore some types of habitat.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Effects are uncertain because development will be directed away from areas of high flood risk which may lead to more development in landscapes where the character is sensitive. However it may lead to less development in landscapes where the character is sensitive and where there is high flood risk.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy requires proposals to consider flood risk as set out in the Council's SFRA which includes consideration of how flood risk is likely to change with climate change. The policy could be more specific about considering the effects of climate change on flood risk.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 3, 5 and 8. There are uncertain effects in relation to SA Objective 6. The policy should have the permanent effect of directing development to locations other than flood risk areas which is generally positive but there is a reliance on other policies to avoid other locations becoming over-developed.</p>		

### Policy 7: Strategic Green Infrastructure Enhancement

The council will work with partners to safeguard, enhance and facilitate provision of and access to strategic green space. In order to help achieve these aims a proposal will be supported where it:

- a. is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy 2011 or successor documents; and/ or
- b. contributes towards the objectives of protecting, managing and enhancing existing green infrastructure, of creating new green infrastructure and of creating and strengthening links between areas of green infrastructure as shown on the Strategic Green Infrastructure Map.

Additionally a proposal will be expected to:

- a. assist in achieving Natural England's Accessible Natural Green Space Standards (ANGSt) through improving accessibility, naturalness and connectivity of green spaces;
- b. provide replacement provision of equal or greater value than that which will be affected where the proposal would result in harm to existing green infrastructure; and
- c. enhance the rights of way network.

Where a proposal gives rise to a specific requirement for green infrastructure, provision will be required in accordance with the council's Developer Contributions SPD(note 1), or successor documents, informed by the Cambridgeshire Green Infrastructure Strategy and other relevant plans and strategies as identified in supporting text.

The following priority areas are defined which have potential to consolidate and link important habitats and facilitate access improvements:

#### **The Great Fen**

Within the Great Fen a proposal will only be permitted where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen master plan or successor documents.

A proposal that lies outside the Great Fen but within its Landscape and Visual Setting will be expected to demonstrate consideration of the visual and landscape impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

#### **Grafham Water/ Brampton Woods**

A proposal will be supported where it would create linkages between Grafham Water and any nearby ancient or semi-ancient woodland where it demonstrates how enhanced access can be provided without harming biodiversity.

#### **Nene Valley Area**

Within the Nene Valley Nature Improvement Area (NIA) a proposal will be expected to consult the NIA Partnership to ensure that the proposal is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be achieved.

#### **Great Ouse Valley**

A proposal will be supported where it demonstrates how it contributes to delivery of the Green Fen Way project to improve countryside access networks and the Fens Waterways Link project to enhance river navigation.

A proposal within the Paxton Pits Landscape and Visual Setting will be expected to demonstrate consideration of the visual and landscape impacts that the proposal could have on Paxton Pits, such as how the proposal might affect the aims of the project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

Note 1: Available from the council's website

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**Table 4.13 - SA Appraisal of Policy 7: Strategic Green Infrastructure Enhancement**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	Policy facilitates provision of accessible green infrastructure although it is not the role of this policy to shape the location of built development.
protect, restore, create or enhance habitats? (SA5)	+	Primary purpose of policy is to protect, create and enhance areas of habitat importance.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Policy identifies specific priority areas and affords protection to the landscape and visual setting of the Great Fen. Similar protection is suggested for Paxton Pits and could be beneficial.
promote development which preserves and enhances the district's heritage? (SA7)	+	Woodlands, waterways and fenlands are part of the district's heritage; this policy aims to protect and enhance these.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Provision of green infrastructure, wetlands and woodlands aid climate change through carbon fixing.
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	Provision of green infrastructure and woodlands aid particle filtration.
promote the retention of the quiet rural character of the district? (SA10)	~	Protection of green infrastructure will help maintain rural character; however, enhanced access to green infrastructure has potential to increase noise and disruption.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Green infrastructure offers opportunities for cultural and social activities.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	Green infrastructure can enhance the attractiveness of the area encouraging businesses to consider it as an attractive location for their workforce.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 4, 5, 6, 7, 8, 9, 12, 13, and 19. Although the policy is generally considered positive in relation to SA Objective 6, one of the decision aiding questions indicates that the policy could be clarified, particularly in relation to Paxton Pits. It is unclear whether the policy to enhance strategic green infrastructure will lead to the avoidance of unnecessary light, noise and visual pollution as in SA Objective 10 given the potential for enhanced access, however any increase in activity is mitigated by all the benefits of enhancing green infrastructure implicit in the policy. Most of the impacts will be permanent, through new schemes delivered, and through preventing damage and promoting additional protection to existing greenspace. The effects of some will be felt immediately, while the effects of others will grow more gradually, for instance SA19.</p>		

### Policy 8: Development in the Spatial Planning Areas

Four Spatial Planning Areas (SPAs) have been defined in Huntingdonshire:

**Huntingdon Spatial Planning Area** is comprised of Huntingdon, Brampton and Godmanchester as well as the Strategic Expansion Location of Alconbury Weald (Note 1). Huntingdon is the primary settlement within this SPA.

**St Neots Spatial Planning Area** is comprised of St Neots and Little Paxton. St Neots is the primary settlement within this SPA.

**St Ives Spatial Planning Area** is comprised of St Ives (Note 2). St Ives is the primary settlement within this SPA.

**Ramsey Spatial Planning Area** is comprised of Ramsey and Bury (Note 3). Ramsey is the primary settlement within this SPA.

A series of sites are allocated for development in this plan in order to achieve the spatial strategy. In addition to these other proposals will be supported where they are in accordance with policies of this plan and the following requirements.

#### Residential Development

A proposal which includes housing, including residential institution uses (Note 4) or supported housing, will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

#### Economic Development

A proposal which includes economic development will be supported where it is appropriately located within the built-up area of an identified SPA settlement. An appropriate location for a retail, office, leisure or tourism accommodation scheme including 600m<sup>2</sup> or more of net floorspace will be determined through the application of the sequential approach set out in the National Planning Policy Framework (Note 5). Smaller schemes need not apply this approach. Where the proposal includes more than 600m<sup>2</sup> of net retail floorspace an impact assessment will need to be provided.

#### Other uses

A proposal which includes a non-residential institutional use (Note 6) or a tourism facility or attraction will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

#### Mixed use development

A mix of uses will be supported where each use accords with the applicable requirements detailed above.

#### Relationship of settlements within the Spatial Planning Area

A proposal will not undermine the primacy of the primary settlement within the SPA or adversely affect the relationship between the settlements of the SPA whether this is through its scale or other impacts.

Note 1: See Alconbury Weald (previously HU 29)

Note 2: Including the built-up area of the town which falls within the parish boundaries of Fenstanton, Hemingford Grey, Houghton and Wyton and Holywell cum Needingworth

Note 3: Including the built-up area of the town which falls within the parish boundary of Upwood

Note 4: Falling within Class C2 of the Use Classes Order (1987) as amended

Note 5: See NPPF paragraph 24

Note 6: Falling within Class D1 of the Use Classes Order (1987) as amended

N.B. The policy makes reference to a series of site allocations. These site allocations have been subject to Sustainability Appraisal individually in the Environmental Capacity Study. This appraisal therefore assesses 'other proposals' in addition to the allocations.



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**Table 4.14 - SA Appraisal of Policy 8: Development in the Spatial Planning Areas**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy supports development within the built-up areas of the SPAs which is more likely to be on previously developed land.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	+	The policy supports development within the built-up areas of the SPAs which is likely to be on non-agricultural land.
promote development in locations where higher densities are appropriate? (SA1)	+	The policy supports development within the built-up areas of the SPAs where higher density is more likely to fit in with the existing townscape.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	Waste Water Treatment Works (WWTW) are located in all the SPAs. Policy 6 highlights waste water issues for proposed development served by some of the WWTWs.
direct development to areas which are either well served by open space and publicly accessible green space or have the capacity to providing more open space and accessible green space? (SA4)	+	The policy directs growth to the SPAs which are accessible to strategic green space such as the Ouse Valley and Great Fen and may promote opportunities to access and supplement this.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy does not directly advocate response to townscape characteristics but this is addressed in other policies.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy supports the mix of housing and economic development where appropriate.
promote the retention of the quiet rural character of the district? (SA10)	+	This is implicit in the policy in that it directs development to the built-up areas of the SPAs.
lead to development which would improve the choice and availability of cultural or social facilities? (SA13)	+	The policy supports development within the built-up areas of the SPAs where the greatest range of cultural and social facilities are available.
promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The policy promotes growth by not imposing any upper limit on scale of development within the built-up area of SPAs. The policy is not tenure-specific so all forms of housing are covered.
help reduce poverty and social exclusion for areas most affected? (SA15)	+	The policy helps to reduce poverty by encouraging economic development and reduces social exclusion by explicitly identifying residential institutions and supported housing.
facilitate access to basic services? (SA17)	+	The policy supports development within the built-up areas of the SPAs which makes it more accessible for existing and potential residents and could increase the range of services as a result of new development.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	By supporting both residential and economic development within the built-up area of the SPAs, the policy could help facilitate easy access to jobs (existing and potential).
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment. Careful checking of the limits suggested in the policy is required.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
help improve the availability of training and education opportunities? (SA20)	+	The policy supports non-residential use within the built-up areas of the SPA and this could include educational uses.
reduce the need to travel? (SA21)	+	By supporting appropriate development within the built-up area of the SPAs, the policy facilitates greater opportunities for living and working in close proximity.
match areas of growth to those with better or improving transport infrastructure? (SA21)	+	The policy supports growth within areas with reasonable public transport. Although decisions regarding transport infrastructure are taken outside of the Local Plan, current programmes and policies support the Spatial Planning Areas.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 4, 8, 10, 13, 14, 15, 17, 18, 19, 20, and 21. The policy does not directly respond to townscapes which is part of SA Objective 6. Measures to maximise the potential beneficial effects are likely to include careful checking to ensure that limits to economic development are appropriately defined, and making sure that the plan is up to date to reflect proposals for improving transport infrastructure. Most of the impacts will be permanent for the lifetime of the development delivered. The effects of some will be felt immediately, for instance on SA1 by reducing the need to permit development elsewhere, the effects of others will grow more gradually but may last longer, for instance SA18.</p>		

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## Policy 9: Development in Key Service Centres

Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley are defined as Key Service Centres. Following redevelopment of the airfields Alconbury Weald and Wyton-on-the-Hill will also be considered to be Key Service Centres.

A series of specific sites are allocated in this Local Plan in order to maintain and promote sustainable growth within the Key Service Centres. In addition to these, sustainable development proposals located within a Key Service Centre will be acceptable where they are in accordance with other policies of this Local Plan and the following criteria.

### Residential Development

A housing scheme, including a residential institution (Note 1) and supported housing, will be supported where it is appropriately located within the built-up area of the Key Service Centre.

An enabled exceptions proposal, including housing, which is appropriately located within or adjacent to the built-up area of the Key Service Centre will be supported where it accords with the criteria set out in Policy 3 'Enabled Exceptions'.

### Employment development

An employment scheme will be supported where it is appropriately located within the built-up area of the Key Service Centre, excluding a proposed office development in excess of 600m<sup>2</sup>.

### Town Centre uses

A retail, office, leisure or tourism accommodation scheme including 600m<sup>2</sup> or less of net floorspace will be supported where it is appropriately located within the built-up area of the Key Service Centre where the scale and type of development proposed is directly related to the role and function of the locality.

### Other Uses

A non-residential institution (Note 2) or tourism facility or attraction will be supported where it is appropriately located within the built-up area of the Key Service Centre.

### Mixed Use development

A mix of uses will be supported where each use accords with the specific requirements detailed above.

Note 1: Falling within Class C2 of the Use Classes Order (1987) as amended

Note 2: Falling within Class D1 of the Use Classes Order (1987) as amended

**Table 4.15 - SA Appraisal of Policy 9: Development in Key Service Centres**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy supports development within the built-up areas of the KSCs which is more likely to be on previously developed land.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA 1)	+	The policy supports development within the built-up areas of the KSCs which is likely to be on non-agricultural land.
promote development in locations where higher densities are appropriate? (SA1)	+	The policy supports development within the built-up areas of the KSCs where higher density is more likely to fit in with the existing townscape.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Waste Water Treatment Works (WWTW) are located in all the KSCs. Policy 6 highlights waste water issues for proposed development served by some of the WWTWs.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	~	Levels of open space and publicly accessible green space vary between different KSCs. All have the potential to provide more.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on landscape but design issues are addressed elsewhere.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on townscape but design issues are addressed elsewhere.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy supports the mix of housing and economic development where appropriate.
promote the retention of the quiet rural character of the district? (SA10)	+	This is implicit in the policy in that it directs development to the built-up areas of the KSCs.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	~	Policy allows for such development within the existing built-up area of a KSC.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy allows for residential growth within the built-up area of a scale where housing to meet needs could be incorporated. The policy is not tenure-specific so all forms of housing are covered.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	The policy helps to reduce poverty by encouraging economic development and reduces social exclusion by explicitly identifying residential institutions and supported housing.
facilitate access to basic services? (SA17)	+	Policy encourages growth in locations which have access to basic services.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	By supporting both residential and economic development within the built-up area of the KSC, the policy could help facilitate easy access to jobs (existing and potential).
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment.
help improve the availability of training and education opportunities? (SA20)	~	The policy supports non-residential use within the built-up areas of the KSCs and this could include educational uses.
reduce the need to travel? (SA21)	~	KSCs offer less opportunities to reduce the need to travel than in SPAs but provide a limited range of local facilities.
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	All KSCs have reasonable public transport although frequency varies. Although decisions regarding transport infrastructure are taken outside of the Local Plan, current programmes and policies support key service centres to varying degrees.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 8, 10, 14, 15, 17, 18 and 19. The effects are unclear with regards to SA Objectives 2, 4, 6, 13, 20 and 21. The lack of clarity stems from the varying suitability of the key service centres for development. This lack of clarity is likely to be only temporary as the effect of development in these areas will become clearer over time. The positive effects identified are likely to be permanent.</p>		

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### Policy 10: Development in Small Settlements

The following places are defined as Small Settlements:

Abbotsley, Abbots Ripton, Alconbury, Alconbury Weston, Alwalton, Bluntisham, Brington, Broughton, Buckworth, Bythorn, Catworth, Chesterton, Colne, Conington, Covington, Diddington, Earith, Easton, Ellington, Elton, Farcet, Folksworth, Glatton, Grafham, Great Gidding, Great Gransden, Great Paxton, Great Raveley, Great Staughton, Great Stukeley, Hail Weston, Hamerton, Hemingford Abbots, Hemingford Grey, Hilton, Holme, Holywell, Houghton and Wyton, Keyston, Kings Ripton, Leighton Bromswold, Little Stukeley, Molesworth, Needingworth, Offord Cluny, Offord D'Arcy, Oldhurst, Old Weston, Perry, Pidley, Pondersbridge (part)(Note 1), Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's, Southoe, Spaldwick, Stibbington, Stilton, Stonely, Stow Longa, Tilbrook, Upton, Upwood, Wansford (part)(Note 2), Waresley, Water Newton, Winwick, Wistow, Woodhurst, Woodwalton, Wyton-on-the-Hill(Note 3), and Yelling.

A proposal which is located within the built-up area of a Small Settlement will be considered on individual sustainability merits and taking into account whether it is in accordance with other policies of this Local Plan. Sustainability will be considered on issues including:

- a. the availability of services;
- b. the availability of sustainable modes of transport; and
- c. the efficient use of land and existing infrastructure

Note 1: The greater part of this settlement lies within the neighbouring authority of Fenland

Note 2: The greater part of this settlement lies within the neighbouring authority of Peterborough

Note 3: Land adjoining Wyton-on-the-Hill is allocated as a strategic expansion location; once this development is implemented the expanded settlement will attain the status of a Key Service Centre.

**Table 4.16 - SA Appraisal of Policy 10: Development in Small Settlements**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be previously developed.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	The policy seeks to limit development to locations within the built-up areas of small settlements. However, small settlements may be located on high agricultural grade land. In practice such land would be of less use for agriculture than similar land outside the built-up area.
promote development in locations where higher densities are appropriate? (SA1)	~	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be appropriate for higher density development. It also seeks the efficient use of land. The loose-knit character of many small settlements means that higher densities will not always be the appropriate. Impact is therefore uncertain.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Water treatment capacity for small settlements may not be able to be added to in as cost effective way as for larger settlements. The policy implicitly recognises this by directing development to larger settlements.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space.
promote development of a type and scale which recognises and responds to the valued	~	The policy does not deal with landscape which is dealt with in a separate policy. However the effect on landscape character is expected to be

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
characteristics of landscape character types? (SA6)		one of the issues in addition to the three particularly noted in the policy, when considering proposals for development in small settlements and could be added to this list.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy seeks to limit development to locations within the built-up areas of small settlements. It also seeks the efficient use of land. These requirements mean that responding to townscape character would be important but the policy does not specifically state any requirements in that regard. Responding to townscape character is covered by Policy 13: Quality of Design, which is appraised below.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy seeks to limit development to locations within the built-up areas of small settlements. It also states that the availability of services will be taken into account. This should help minimise the need to travel, although it is not specifically related to co-locating housing and employment. Larger proposals are implicitly directed to the SPAs where travel is more likely to be minimised.
promote the retention of the quiet rural character of the district? (SA10)	+	The policy seeks to limit development to locations within the built-up areas of small settlements. This should limit development in the countryside and therefore help protect the quiet rural character of the district
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	By seeking to locate all development within the built-up area of small settlements this policy would have the indirect effect of improving the choice and availability of cultural or social activities as such uses would be directed to the built-up area along with other proposals for new homes for example. The built-up area is also where most existing cultural or social activities are located, although most small settlements have few if any such activities available.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	~	It is uncertain whether the policy would have any effect on promoting growth in the provision of housing to meet needs as the policy does not specifically address this point. The policy could be amended to include consideration of the extent to which proposals meet housing needs or provide for a range of different sized homes, reflecting the SHMA.
facilitate access to basic services? (SA17)	+	The built-up area is where most existing services are located, although most small settlements have few if any such services available. The policy also states that the availability of services is something that will be considered when deciding whether to approve proposals.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	~	As opportunities for growth, whether it is population or employment, are limited in small settlements it is uncertain whether this policy would have any impact on co-location.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	~	Small settlements are unlikely to be a focus for business growth. Limiting development in small settlements as proposed will help maintain the overall attractiveness of Huntingdonshire. It is impossible to say how much this affects the view of Huntingdonshire as a business location or affects decisions on inward investment.
reduce the need to travel? (SA21)	~	By seeking to locate all development within the built-up area of small settlements this policy would have the effect of reducing the need to travel as the built-up area is where most existing basic services are located. However most small settlements have few if any such services available so there would still be some need to travel to larger settlements to access services and so the impact is limited.

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Relevant Decision Aiding Questions Will it...	Impact	Commentary
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10, 13 and 17. The effects of the policy are uncertain in relation to part of SA Objective 1 and SA Objectives 2, 6, 14, 18, 19 and 21. Measures suggested to improve the policy include adding consideration of the extent to which proposals meet housing needs or provide for a range of different sized homes, and adding specific reference to the surrounding landscape. The positive effects will be permanent for the lifetime of the development delivered and will be felt immediately, for instance by reducing the need to permit development elsewhere.</p>		



### Policy 11: The Relationship Between the Built-up Area and the Countryside

#### **Built-up Areas**

All settlements defined as Key Service Centres (Note 1), Small Settlements (Note 2) or as settlements that are part of a Spatial Planning Area (Note 3), are considered to have a built-up area.

The built-up area is defined as a group of existing non-agricultural buildings of a permanent nature and their immediate surroundings. Most settlements have a single built-up area but where settlements historically comprise more than one distinct area, each will be treated in the same way.

The built-up area of a settlement may include areas within another parish. In such areas the built-up area will be considered as a single entity rather than separate areas.

A series of specific sites are allocated in this Plan in order to promote sustainable growth in Huntingdonshire.

Only once these allocations have been developed will they form part of the built-up area.

#### **Countryside**

The countryside includes all land outside of built-up areas and those hamlets, groups of buildings and individual buildings that are clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements.

A proposal located in the countryside will be expected to demonstrate that there are clear sustainability benefits for the proposal being located there. Sustainability benefits will depend on the use or uses proposed and how the proposal complies with applicable policies of this plan and the NPPF.

A series of specific sites are allocated in this Plan, many of which would were it not for their allocation be considered to be part of the countryside. Areas of open or green space that are brought forward as part of such sites will be treated as part of the countryside.

#### **Reuse of Existing Buildings**

A proposal that includes the reuse of existing buildings in the countryside will be expected to demonstrate that:

- a. the building is of permanent and substantial construction, and is structurally capable of being converted; or
- b. the building is of historic or architectural value which the proposal will safeguard; and
- c. the proposal does not include substantial extension or alteration.

#### **Replacement Buildings**

A proposal that includes the replacement of an existing building in the countryside may be supported where the building to be replaced:

- a. is of permanent and substantial construction, but is not capable of being converted to the proposed use; and
- b. detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.

Replacement buildings will be expected to be located in the same position as the building being replaced unless relocation would bring about benefits in terms of its impact upon landscape or townscape character or for the amenity of existing residents or the users of existing buildings.

Modest increases in size, scale or form of the replacement building over that of the building being replaced will be supported.

#### **Exceptions**

In exceptional circumstances, as set out in the Policy 3 'Enabled Exceptions' policy, a proposal that does not necessarily comply with the above requirements may be supported.

Note 1: See Policy 8 'Development in Key Service Centres'

Note 2: See Policy 9 'Development in Small Settlements'

Note 3: See Policy 7 'Development in the Spatial Planning Areas'

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**Table 4.17 - SA Appraisal of Policy 11: The Relationship Between the Built-up Area and the Countryside**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Preference is given to previously development land through reuse and redevelopment of existing buildings. The definition of the built up area could be clarified to ensure that the countryside is not developed inappropriately.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	There is no distinction between agricultural land grades. The section on replacement buildings could be amended to promote use of lower grade land where a choice exists.
promote development in locations where higher densities are appropriate? (SA1)	+	Policy focuses growth within the existing built-up area where higher densities are more likely to be appropriate than in the open countryside.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Policy focuses on types of area rather than specific locations so the impact on individual water treatment works and their available capacity cannot be ascertained.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	Policy focuses growth within the existing built-up area where formal open space provision is more likely to be accessible than in the countryside.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Policy limits the scale of development in open countryside providing a general response but without recognising any particular landscape character type.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	Policy aims to minimise development in areas where the need to travel would be high so contributes to this by restricting alternatives.
promote the retention of the quiet rural character of the district? (SA10)	+	The primary purpose of the policy is to promote this by restricting unnecessary development in the countryside.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	~	Limited scope, the policy facilitates rural exceptions housing.
facilitate access to basic services? (SA17)	~	Implicit through focusing development within existing built-up areas.
enhance Huntingdonshire as a business location and encourage inward investment? (SA 19)	~	Implicit through focusing development within existing built-up areas and defined allocations providing clear growth opportunities and protecting countryside areas.
reduce the need to travel? (SA21)	+	Implicit through focusing development within existing built-up areas and defined allocations with greater opportunities for accessing employment and services locally.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10 and 21. The effects of the policy are uncertain in relation to part of SA Objective 1 and SA Objectives 2, 6, 14, 17 and 19. Measures suggested to improve the policy include clarifying the definition of the built-up area; and amending the section on replacement buildings to promote use of lower grade land where a choice exists. The positive effects will be permanent for the lifetime of the development delivered and will be felt immediately, for instance by reducing the need to permit development in the countryside.</p>		

### Policy 12: Gypsies, Travellers and Travelling Showpeople

Provision will be made for Gypsy, Traveller and Travelling Showpeople sites to meet identified needs. Provision should be made for at least 64 permanent Gypsy or Traveller pitches between 2011 and 2036. A proposal for Gypsy and Traveller pitches and Travelling Showpeople plots will be supported where it is considered that:

- a. the location has reasonable access to local health services and primary schools;
- b. there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;
- c. the character and appearance of the wider landscape is not significantly harmed;
- d. the health and safety of occupants are not put at risk including through unsafe access to sites, poor air quality, unacceptable noise or unacceptable flood risk;
- e. in rural areas, the nearest settled community would not be dominated and the number of proposed pitches or plots is appropriate to the proposed location;
- f. the site provides a suitable level of residential amenity for the proposed residents and there is adequate space for operational needs including the parking and turning of vehicles;
- g. the site can be safely and adequately serviced by infrastructure.

**Table 4.18 - SA Appraisal of Policy 12: Gypsies, Travellers and Travelling Showpeople**

Relevant Decision Aiding Questions Will it...	Impact	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	-	The policy makes no reference to the previous development status of the land. The policy allows for development in the countryside.
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The policy will not support proposals that put occupants at risk from unacceptable flood risk.
promote the retention of the quiet rural character of the district? (SA10)	~	The policy supports proposals that do not significantly harm the character of the wider landscape, and that the nearest settled community is not dominated. However the policy recognises that this use may be located in rural areas.
promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The policy supports appropriate proposals for traveller accommodation.
help reduce poverty and social exclusion for areas most affected? (SA15)	+	By supporting the provision of appropriate accommodation, the policy should help reduce social exclusion.
facilitate access to basic services? (SA17)	+	The policy supports appropriate proposals with reasonable access to basic services.
<p><b>Conclusions:</b> This policy is considered to have potentially adverse effects with regards to SA Objective 1 and potentially beneficial effects with regards to SA Objectives 3, 14, 15 and 17. The effects are uncertain in relation to SA Objective 10 which is to avoid unnecessary light, noise and visual pollution as development may occur in rural areas. The adverse effect with regards to SA Objective 1 could be overcome if development was directed towards previously developed land or built-up areas however the numbers of sites are expected to be few to meet the identified need. The positive effects of SA 14, 15 and 16 all have potential to be felt immediately once sites are permitted and will last for the lifetime of the use. However, the negative effect on SA10 may also be felt immediately upon development but equally will only last for the lifetime of the development.</p>		

## 4 Stage B: Develop options and appraise effects

### Policy Appraisals - Development Management

**4.86** Policies 13 to 31 are concerned with specific types of development in particular situations or locations and therefore are appraised using the 'Policies' set of decision aiding questions. The following table sets out the conclusions of considering the relationships of policies 13 to 31 with the 'Policies' set of decision aiding questions.

#### Stage 3 Draft Local Plan Development Management Policies

Policy 13: Quality of Design
Policy 14: Reducing Carbon Dioxide Emissions
Policy 15: Ensuring a High Standard of Amenity
Policy 16: Advertising
Policy 17: Sustainable Travel
Policy 18: Parking Provision
Policy 19: Supporting a Strong Local Economy
Policy 20: Ensuring Town Centre Vitality and Viability
Policy 21: Rural Economy
Policy 22: Tourism, Sport and Leisure Development
Policy 23: Local Services and Facilities
Policy 24: Housing Mix
Policy 25: Affordable Housing Provision
Policy 26: Homes in the Countryside
Policy 27: Residential Moorings
Policy 28: Biodiversity and Protected Habitats and Species
Policy 29: Trees, Woodland and Related Features
Policy 30: Open Space
Policy 31: Heritage Assets and their Settings

Table 4.19 Relationship between SA Decision Aiding Questions and other Local Plan policies

SA Objective	SA Decision Aiding Questions	Policies																			
		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Will it promote the use of land that has previously been developed?	N	Y	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	N	
	Will it promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)?	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	N	N	N	N	
	Will it promote development at higher densities where it is appropriate?	Y	N	N	N	N	N	Y	Y	N	N	N	N	Y	N	N	N	N	N	N	
2. Protect water resources (both quality and quantity)	Will it promote a reduction in water consumption?	Y	Y	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	
3. Manage and minimise all forms of flood risk (taking into account climate change)	Will it ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk?	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	
	Will it promote the use of SuDS and reduced runoff rates?	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Will it promote an increase in the quantity and quality of publicly accessible open space?	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	
	Will it promote an increase in households that have easy access to natural green space?	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	
5. Protect, maintain and enhance biodiversity and habitats	Will it promote the protection of sites designated for their nature conservation value?	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	
	Will it promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity?	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	Y	N	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will it promote the protection of the diversity and distinctiveness of landscape and townscape character?	Y	N	N	Y	N	N	N	Y	Y	N	N	N	N	N	N	N	Y	Y	Y	
	Will it improve the quality of urban, architectural and landscape design?	Y	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y	
	Will it seek to minimise the potential adverse visual effects of development?	Y	N	Y	Y	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	Y	
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will it promote the protection of heritage assets (including designated and non-designated) and their settings?	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	Y	Y	
8. Reduce emissions of greenhouse gases and improve energy efficiency	Will it promote actions to tackle climate change both through adaptation and mitigation?	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	
	Will it promote an increased proportion of energy needs being met from renewable sources?	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

SA Objective	SA Decision Aiding Questions	Policies																		
		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
9. Improve air quality	Covered by decision aiding questions for SA Objective 10																			
10. Avoid unnecessary light, noise and visual pollution	Will it seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution?	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11. Reduce waste production and increase reuse, recycling and composting	Will it promote the reduction of waste throughout the lifetime (construction, use and redevelopment) of development?	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Will it enable people to lead healthy lifestyles, including travel choices?	N	N	Y	N	Y	Y	N	N	N	N	Y	Y	Y	N	N	N	N	N	N
13. Promote accessibility of cultural and social activities	Will it promote accessibility of cultural or social activities?	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will it support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)?	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
15. Redress inequalities	Will it promote accessibility for all members of society, including the elderly and disabled?	Y	N	N	N	Y	N	N	Y	N	N	Y	N	N	N	N	N	N	N	Y
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will it promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime?	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Will it promote accessibility of services?	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Will it promote access to employment?	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N	N	N	N	N
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will it support economic activity in sectors targeted for growth or in the rural economy?	N	Y	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N	N	N	N	N
	Will it enable existing businesses to grow?	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	Y	N	N	N	N	N
	Will it support the vitality and viability of established retail and service centres?	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Will it promote easy access to training and education?	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N

SA Objective	SA Decision Aiding Questions	Policies																		
		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Will it support and improve community and public transport?	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
	Will it help improve cycle routes, footpaths and bridleways?	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Will it improve accessibility by means other than the car?	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N

**Are SA Objectives fully addressed?**

**4.141** In most cases there is an identified relationship between the Decision Aiding Question and at least one policy. The exception is 'Will it promote the use of SuDS and reduced runoff rates?' (SA 3). All policies have an identified relationship with at least one SA objective.

**4.142** It should be noted that each individual appraisal of policies will need to check that the view of the relationship between the policy and decision aiding questions taken in this first step is correct.



# 4 Stage B: Develop options and appraise effects

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### Policy 13: Quality of Design

A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will need to have regard to the Huntingdonshire Design Guide SPD (2007) (Note 1), Huntingdonshire Landscape and Townscape Assessment SPD (2007) (Note 2) and the Cambridgeshire Design Guide (2007) or successor documents and:

- a. provide a strong sense of place through a design solution which reflects the surroundings and in the case of large scale proposals (Note 3) through a masterplan which identifies how the place will develop;
- b. contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
- c. include high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;
- d. respect and respond appropriately to the distinctive qualities of the surrounding landscape, and avoid the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;
- e. have regard to other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and
- f. engage positively with independent Design Review during the pre-application stage, implementing recommendations from the process.

#### Residential Development

A proposal for homes, including conversions and subdivisions that creates new homes, will be expected to use the criteria of the 'Building for Life' standard (Note 4) or equivalent successor standards in order to achieve high quality development.

A proposal including 10 or more homes will be expected to meet as a minimum the 'Building for Life' Silver (Good) Standard, or an equivalent in a successor or equivalent standard. Where there are significant constraints to meeting this standard they should be detailed in the design and access statement for the proposal.

As part of meeting the needs of our ageing population and those of people with disabilities a proposal that includes 10 or more homes will be expected to comply with the Lifetime Neighbourhood standards or successor standards (Note 5).

Note 1: Available from the council's website

Note 2: Available from the council's website

Note 3: Proposals that consist of 50 or more homes, 2,500m<sup>2</sup> net floorspace or 2ha total land area

Note 4: Available on the Design Council CABE website

Note 5: See the Lifetime Homes website

**Table 4.20 - SA Appraisal of Policy 13: Quality of Design**

Decision Aiding Questions Will it...	Impact	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	Policy advocates design solutions which contribute positively to the location which could facilitate higher densities where appropriate.
promote a reduction in water consumption? (SA2)	+	Policy endorses use of Building for Life standards which encourage water efficient design.
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	~	Policy requires high quality landscaping treatments which may involve publicly accessible open space.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	Primary purpose of policy is to encourage high quality, distinctive design which responds to its local context.

# Stage B: Develop options and appraise effects 4

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Decision Aiding Questions Will it...	Impact	Commentary
improve the quality of urban, architectural and landscape design? (SA6)	+	Primary purpose of policy is to encourage high quality, distinctive design.
seek to minimise the potential adverse visual effects of development? (SA6)	+	Provision of high quality, well landscaped development will achieve this.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Adherence to Building for Life standards will produce developments with lower carbon footprints.
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	Adherence to Building for Life standards will facilitate developments with lower energy requirements and may incorporate use of renewable technologies.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	Adherence to Building for Life standards will facilitate developments with improved accessibility.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 6 and 8. Uncertain effects are identified for SA Objective 4 and part of SA Objective 8. The positive effects have potential to be felt immediately once sites are developed and will last for the lifetime of the use. The effects for SA8 will remain beyond the lifetime of the development.</p>		

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Policy 14: Reducing Carbon Dioxide Emissions

A proposal will be supported where it can be demonstrated that viable efforts to reduce carbon dioxide (CO<sub>2</sub>) emissions have been incorporated. A hierarchical approach should be taken in order to achieve CO<sub>2</sub> reductions:

1. Reduce the need to use energy
2. Use energy efficiently
3. Obtain energy from low or zero carbon sources

#### Residential Development

A proposal that includes a new home, including a conversion or subdivision that creates a new home, or for a residential institution or for supported housing will be required to meet the following standards. These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory:

- At least full Code for Sustainable Homes (CSH) (Note 1) (or an equivalent or successor standard) level 4 (Note 2)
- Zero Carbon if built after April 2016

#### Non-residential Development

A proposal for major non-residential development will be required to meet Building Research Establishment Environmental Assessment Method (BREEAM), standards or successor or equivalent standards, 'Excellent' as a minimum and will be required to be zero carbon if built after April 2019. Other new non-residential developments will also be encouraged to meet this standard.

#### Demonstration of Compliance

The submission of a Code for Sustainable Homes or BREEAM pre-assessment report (as applicable), will be required to demonstrate compliance. Conditions will be attached to planning permissions requiring submission of final code certificates and/or post-construction BREEAM certificates and such conditions will not be discharged until compliance has been satisfactorily demonstrated.

#### Sustainable Construction and Embodied Energy

All proposals should reuse existing buildings rather than seek to construct new buildings in order to conserve embodied energy. The replacement of an existing building will only be supported where the building to be replaced:

- a. is not capable of being converted to the proposed use
- b. is not of a permanent and substantial construction; or
- c. detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.

All new development will be expected to minimise its CO<sub>2</sub> emissions by using the principles of sustainable construction and embodied energy in the design of buildings, the selection of materials and construction methods.

#### 10% Reduction in Residual Carbon Dioxide Emissions

All major development proposals will be expected to achieve a 10% reduction in residual CO<sub>2</sub> emissions in all buildings after compliance with the current/ prevailing version of Building Regulations Part L (until such time as zero carbon standards are required under Part L) has been demonstrated, unless it can be demonstrated that this level is not viable. This reduction should be achieved by following the 'carbon compliance' elements of the hierarchical approach set out above, i.e. a combination of energy efficiency measures, directly connected heat (heat source not necessarily on-site) and incorporation of on-site low carbon and renewable technologies.

Compliance with this requirement will be demonstrated through an energy statement informed by preliminary calculations under the Standard Assessment Procedure and the National Calculation Method or such methodologies as replace these, unless it can be demonstrated that an alternative methodology should be used.

Note 1: More detail on CSH can be found on the Planning Portal website

Note 2: Assuming that the update to Part L of the Building Regulations currently scheduled for 2013 is introduced as anticipated

# Stage B: Develop options and appraise effects 4

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**Table 4.21 - SA Appraisal of Policy 14: Reducing Carbon Dioxide Emissions**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	+	Policy advocates the reuse of existing buildings to conserve embodied energy.
promote a reduction in water consumption? (SA2)	+	Policy advocates use of Code for sustainable Homes level 4 or BREEAM excellent rating for achievement of which will generally include use of water conservation techniques.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Primary purpose of policy is to reduce carbon dioxide emissions in response to predicted climate change. Policy advocates changes in line with national policy to ensure delivery and compliance.
promote the reduction of waste throughout the lifetime (construction, use and redevelopment) of development? (SA11)	+	Policy advocates the reuse of existing buildings which reduces construction waste and advocates use of sustainable construction methods which will minimise waste generation.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	~	Policy advocates construction of sustainable non-residential properties which have potential for supporting economic growth through reductions in running costs. However the policy could result in building itself being more expensive.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 8 and 11. The uncertain effects relate to the effect of this policy on economic activity. The policy should therefore be reviewed in relation to the costs it imposes on developers, particularly if those costs are not imposed in other similar authorities. The effects of this policy are expected to increase over time and to be permanent as the effects of reduced carbon dioxide emissions and water demand will remain beyond the lifetime of the development.</p>		

# 4 Stage B: Develop options and appraise effects

## Policy 15: Ensuring a High Standard of Amenity

A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses:

- a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;
- b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;
- c. the predicted internal and external levels, timing, duration and character of noise;
- d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;
- e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and
- f. the extent to which people feel at risk from crime by incorporating Secured By Design (Note) principles.

Note: Guidance is available from the Secured by Design website.

**Table 4.22 - SA Appraisal of Policy 15: Ensuring a High Standard of Amenity**

Decision Aiding Questions Will it...	Impact	Commentary
seek to minimise the potential adverse visual effects of development? (SA6)	+	The policy is specifically designed so that potential adverse visual effects of development are addressed.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	The policy is specifically designed so that unreasonable impacts from light, noise, air or other forms of pollution are addressed.
enable people to lead healthy lifestyles, including travel choices? (SA12)	~	The impact is considered to be uncertain; although the policy seeks to address physical impacts, such as the loss of privacy, which would be conducive to feelings of wellbeing, this would not necessarily enable healthy lifestyles but could be said to not adversely affect those wishing to lead healthy lifestyles.
promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime? (SA16)	+	The policy is specifically designed so that reduction and prevention of crime, anti-social behaviour and the fear of crime are addressed.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 10 and 16. The policy is likely to have no effect in relation to SA Objective 12 to promote built environments that encourage physical activity. Most impacts will last for the lifetime of the development, although it is recognised that building maintenance will be required in order to maintain amenity standards, and such things as noise levels can change over time. Good design as promoted in the policy which refers to 'Secured by Design' principles can lead to immediately improving an area's safety.</p>		

### Policy 16: Advertising

Advertisements, including signs for shops and other town centre uses will be considered on their merits taking into account the size, location and use of materials, colours and styles of lettering, safety and the potential to detract from the character and appearance of surroundings.

Advertising and signage proposed within a conservation area, to be attached to a heritage asset or in the setting of a heritage asset will be carefully considered, taking into account the impact of the proposal on heritage assets and their settings. The use of internally illuminated fascia signs or internally illuminated projecting box signs for such proposals will only be permitted in exceptional circumstances.

**Table 4.23 - SA Appraisal of Policy 16: Advertising**

Decision Aiding Questions Will it...	Impact	Commentary
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	Policy allows for individual consideration of advertisements to ensure they are appropriate for the proposed setting. Additional reference to heritage assets and conservation areas could improve the policy.
improve the quality of urban, architectural and landscape design? (SA6)	~	The policy is focused on ensuring advertisements do not detract rather than positively contribute.
seek to minimise the potential adverse visual effects of development? (SA6)	+	Primary purpose of the policy is to ensure advertisements do not have a detrimental visual impact.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	Illuminated signs are specifically restricted to prevent light pollution.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 10. It is uncertain whether this policy will result in improvements to the quality of design as indicated in the decision aiding question, as advertisements are not generally considered to enhance the townscape character. However, the impact is likely to be limited as advertisements which meet the policy will not be overly obtrusive nor numerous. Effects are expected to be immediate and last for the duration of the plan. Additional reference to heritage assets and conservation areas could improve the policy.</p>		

# 4 Stage B: Develop options and appraise effects

## Policy 17: Sustainable Travel

A proposal will be supported where it is demonstrated that:

- a. opportunities are maximised for the use of sustainable travel modes;
- b. traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;
- c. any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;
- d. a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and
- e. safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.

To demonstrate the likely impacts of a sustainable development proposal, and describe mitigation measures, a Transport Assessment or Transport Statement is likely to be required in accordance with the Council's planning application validation requirements.

**Table 4.24 - SA Appraisal of Policy 17: Sustainable Travel**

Decision Aiding Questions Will it...	Impact	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	By supporting the provision of healthy travel choices such as cycle routes, footpaths and bridleways, the policy encourages people to lead healthy lifestyles through increased exercise.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	The policy supports provision of public transport and high quality footpaths which should have firm, level surfaces reducing trip hazards.
help improve cycle routes, footpaths and bridleways? (SA21)	+	The policy supports the provision of cycle routes, footpaths and bridleways.
improve accessibility by means other than the car? (SA21)	+	The primary purpose of the policy is to support the use of sustainable travel modes.
support and improve community and public transport? (SA21)	+	Community and public transport are implicit in the reference to 'sustainable travel modes'. The policy could be amended to be more explicit about maximising opportunities for linkages and improvements to community and public transport.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 12 and 21. Effects are likely to increase over the plan period, for example walking and cycling more will gradually lead to health improvements. Effects are expected to be cumulative with development and be permanent. The policy could be amended to be more explicit about maximising opportunities for linkages and improvements to community and public transport.</p>		



### Policy 18: Parking Provision

A proposal will be supported where its design incorporates appropriate vehicle and cycle parking with a clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties. Reference should be made to the Cambridgeshire Design Guide and the Huntingdonshire Design Guide or successor documents for advice on levels of provision in and to the Lifetime Homes standard for parking space size advice.

Parking facilities may be shared where location and patterns of use permit. Careful consideration will be given to the siting and design of garaging, responding to the character and appearance of the area.

Minimum levels of car parking for disabled people as set out in national guidance (Note) will be required.

Note: Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2009) or successor documents.

**Table 4.25 - SA Appraisal of Policy 18: Parking Provision**

Decision Aiding Questions Will it...	Impact	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	~	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes but these are not specified. The policy or development guidance could indicate support for walking and cycling to promote healthy lifestyles.
improve accessibility by means other than the car? (SA21)	~	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes which would support to some extent sustainable travel modes. The policy could however be more positive by being reworded so that the level of parking provision supports increased use of sustainable travel modes.
support and improve community and public transport? (SA21)	+	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes which would support to some extent community and public transport. The policy could however be more positive by being reworded so that the level of parking provision supports increased use of community and public transport.
<b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objective 21 but also some uncertain effects in relation to SA Objectives 12 and 21. Effects are expected to increase over the plan period commensurate with development and be permanent for the life of the development.		

# 4 Stage B: Develop options and appraise effects

## Policy 19: Supporting a Strong Local Economy

Areas of land and buildings that contribute to the local economy and provide on-going strategic employment opportunities have been designated as Established Employment Areas. Within Established Employment Areas a proposal will be considered having regard to the sustainability of the proposal including:

- a. how the proposal affects the role and continuing viability of the Established Employment Area in providing for employment opportunities and as an attractive and suitable location for employment uses;
- b. the range, availability and suitability of land and buildings in the Spatial Planning Area or within Huntingdonshire for employment uses, considering market issues including existing and potential demand and lead-in times; and
- c. the extent to which the use or mix of uses proposed can be demonstrated to give greater benefits to the community than the current or most recent use.

**Table 4.26 - SA Appraisal of Policy 19: Supporting a Strong Local Economy**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	+	Policy supports the role of established employment areas where land is predominantly previously developed.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural) (SA1)	+	Policy promotes the use and reuse of existing urban land.
promote development at higher densities where it is appropriate? (SA1)	+	The majority of established employment areas are in urban locations where higher densities are appropriate.
promote access to employment? (SA18)	+	Primary purpose of the policy is to ensure provision of land and buildings for employment use
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	Some established employment areas are within rural areas and so their protection will support economic activity in rural areas.
enable existing businesses to grow? (SA19)	~	This depends on availability of land and buildings within the individual location.
support the vitality and viability of established retail and service centres? (SA19)	~	Concentrations of potential customers at established employment areas may indirectly support nearby retail and service centres.
Promote easy access to training and education? (SA20)	+	Protection of employment opportunities may support retention of employment related training and education.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 18 and 19. There are uncertain effects in relation to SA Objective 19. The beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; impacts on SA1 will be permanent as development resulting from this policy will reduce demand elsewhere.</p>		

### Policy 20: Ensuring Town Centre Vitality and Viability

#### Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be the major focus for all new main town centre uses. A proposal for a new main town centre use will be supported within a town centre where it would maintain and enhance the:

- a. vitality and viability of the town centre; and
- b. existing range, quality and distribution of retail, office, leisure, entertainment, arts, cultural facilities, community facilities or tourist attractions including those which contribute to creating a balanced evening economy offering entertainment as well as eating and drinking establishments.

#### Primary shopping areas

In the primary shopping areas (outside the primary frontages) a proposal will be supported for a new retail, financial and professional service, restaurant, café, drinking establishment or hot food take-away use. However, a proposal for another main town centre use may be supported where it would contribute to the vitality and viability of the town centre.

Markets add diversity and interest to the primary shopping areas of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which enhances the role of a market in its respective town centre economy will be supported.

#### Primary shopping frontages

In the primary shopping frontages a proposal for retail (A1) or restaurant/ café (A3) use will be supported. A proposal for another main town centre use may be supported within a primary shopping frontage where it will:

- a. make a positive contribution to local vitality and viability and encourage people into the town centre; and
- b. continue to provide an active frontage where there is an existing shopfront.

**Table 4.27 - SA Appraisal of Policy 20: Ensuring Town Centre Vitality and Viability**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	+	The policy supports appropriate development in town centres where land is more likely to be previously developed.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	+	The policy supports appropriate development in town centres and therefore promotes the use of non-agricultural land.
promote development at higher densities where it is appropriate? (SA1)	+	The policy supports appropriate development in town centres where higher densities are more likely to be appropriate.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	~	There is no mention of landscape and townscape character in the policy, however the supporting text makes reference to conservation areas within town centres and links to the Heritage Assets & their Settings policy. Design issues are covered in other policies and so do not need to be duplicated in this policy.
promote accessibility of cultural or social activities? (SA13)	+	The policy supports the maintenance and enhancement of cultural and social activities in town centres.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	The policy supports concentration of services in town centres where access can be obtained by public transport.
promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime (SA16)	+	Promoting a mix of uses increases opportunities for passive surveillance.

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Decision Aiding Questions Will it...	Impact	Commentary
promote accessibility of services? (SA17)	+	By supporting appropriate town centre development in areas which are the most accessible by a choice of means of transport, the policy promotes accessibility to services.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 13, 16 and 17. The policy does not make explicit reference to character issues as covered in SA Objective 6, but this is dealt with in other policies. Major change in the town centres does not tend to happen quickly but the policy approach of supporting the town centres can result in positive improvements such as the redevelopment of Chequers Court in Huntingdon. Redevelopment within the town centres, as well as avoidance of out-of-town development can result in long term positive effects such as the provision of a range of services which are easily accessible.</p>		

### Policy 21: Rural Economy

#### Employment Development

A proposal for employment development falling within the 'B' use classes in the countryside will be supported where it is:

- a. within a defined Established Employment Area; or
- b. for the reuse of land or buildings in use or last used for employment purposes; or
- c. for the expansion of an established business within its existing site; and
- d. where office(Note) floorspace is limited to a maximum of 600m<sup>2</sup> (net).

#### Operational Development

A proposal in the countryside will be supported where it is:

- a. for essential operational development for allocated mineral extraction or a waste management facility, infrastructure provision, national defence, renewable and low carbon energy generation or an economically viable rural enterprise such as an agriculture, horticulture, forestry or equine-related business; and
- b. in accordance with other policies of this Plan or policies of the Cambridgeshire Waste and Minerals Development Plan.

A proposal to provide facilities associated with strategic green infrastructure or outdoor leisure or recreation in the countryside will be supported where a countryside location is justified.

A proposal for essential operational development at Conington Airfield, Littlehey Prison, Wood Green Animal Shelter and Huntingdon Racecourse will be supported where they are in scale with existing development.

#### Farm Diversification

A proposal for farm diversification will be supported where it makes an ongoing contribution to sustaining the farm business as a whole. A proposal should:

- a. be complementary and subsidiary to the ongoing agricultural operations of the farm business;
- b. reuse, convert or replace existing buildings where feasible; new building will only be acceptable where it is of a scale, character and location that is compatible with its setting, in terms of both its immediate surroundings and the wider landscape;
- c. not have a detrimental impact on any area of identified nature conservation importance;
- d. involve poorer quality land in preference to that of higher quality; and
- e. ensure that the type and volume of traffic generated can be sustainably accommodated within the local highway network.

Note: Use class B1a

**Table 4.28 - SA Appraisal of Policy 21: Rural Economy**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	+	Policy advocates development within established employment areas where land is likely to be previously developed along with reuse and expansion of existing employment sites. It also advocates reuse or conversion rather than new build for farm diversification.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	~	It is possible that the policy would allow for development on higher grades of agricultural land but these are seen as exceptional circumstances. The class of agricultural land will be taken into account in respect to farm diversification as there is a preference for poorer quality land.

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Decision Aiding Questions Will it...	Impact	Commentary
promote the protection of sites designated for their nature conservation value? (SA5)	~	Policy only addresses this in relation to farm diversification. Additional text could be added in relation to proposals for facilities associated with strategic green infrastructure to prevent adverse impacts on nature conservation sites. This proved to be an error in the appraisal as the text did in fact already refer to strategic green infrastructure. No change required.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	Promotion of reuse of existing buildings facilitates retention of existing character.
seek to minimise the potential adverse visual effects of development? (SA6)	+	There is a floorspace limit set on office development in the countryside.
promote access to employment? (SA18)	+	Policy aims to balance promotion of employment in the rural economy with protection of the rural environment. A more lenient policy could better promote employment but would have greater adverse impacts.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	The primary purpose of the policy is to support the rural economy; it balances support for businesses that need a rural location with protecting the character of the rural area.
enable existing businesses to grow? (SA19)	+	The policy makes specific allowance for expansion of existing businesses, including operational development at specified large sites.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6, 18 and 19. There are uncertain effects with regards to SA Objectives 1 and 5. Additional text could be added in relation to proposals for facilities associated with strategic green infrastructure to prevent adverse impacts on nature conservation sites. The majority of the beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; others, such as SA19 may develop over time. Impacts on SA1 will be permanent as development resulting from this policy will reduce demand elsewhere.</p>		

### Policy 22: Tourism, Sport and Leisure Development

A proposal for tourism, sport or leisure development in the countryside will be supported where:

- a. it is in a location that is well-related to an existing settlement or there are specific locational or sustainability reasons why it has to be located elsewhere;
- b. safe physical access from the public highway network can be achieved; and
- c. adequate water and sewerage services are or can be provided if required to serve the development.

#### Touring Caravan or Camping Sites and Tourist Accommodation

A proposal for a new touring caravan, camp site or tourist accommodation in the countryside will be supported where it can be demonstrated that the proposal will be, or will form part of, an economically viable enterprise and that there is adequate demand for the proposal.

A proposal for the expansion of a touring caravan, camp site or tourist accommodation in the countryside will be supported where it can be demonstrated that the existing business is an economically viable enterprise and that there is adequate demand for the expansion.

A proposal for the conversion of an existing building in the countryside for tourist accommodation will be supported where it is demonstrated that there is no reasonable prospect of the building being used for non-residential purposes.

Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent residential use of the accommodation.

#### Water related Tourism, Sport or Leisure Development

A proposal for water related tourism, sport or leisure including a new or expanded marina will be supported where it can be demonstrated that:

- a. it will not impede navigation or lead to hazardous boat movements;
- b. it will not overload the capacity of the watercourse or water body;
- c. there is adequate demand to justify the creation of new berths or moorings;
- d. local water quality and quantity will not be adversely affected;
- e. biodiversity of the water and its margins will be maintained or enhanced;
- f. it will not lead to any adverse impact on flood defences; and
- g. it will not cause an adverse impact on its immediate surroundings or the wider landscape.

**Table 4.29 - SA Appraisal of Policy 22: Tourism, Sport and Leisure Development**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	~	The policy allows for reuse of existing buildings in the countryside for tourist accommodation but also allows for development of greenfield sites. The reference to reuse of existing buildings has been moved to Rural Economy policy. No change required.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	-	The policy sets criteria for supporting development but does not include land grade within this. Consideration should be given to amendments to reflect this as a sustainability factor although it is acknowledged that proposals are likely to be limited to certain locations by other factors.
promote a reduction in water consumption? (SA2)	~	The policy has limited relevance to water consumption but requires proposals not to overload the capacity of a water body and not to adversely affect local water quantity.



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Decision Aiding Questions Will it...	Impact	Commentary
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA3)	+	The policy requires developments not to adversely impact on flood defences.
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The policy aspires to increase provision of sport and leisure facilities of which a proportion are likely to be publicly accessible.
promote accessibility of cultural or social activities? (SA13)	+	The primary purpose of the policy to is promote additional social and cultural facilities albeit within a limited scope of activities.
promote access to employment? (SA18)	+	The policy supports limited additional employment provision and may assist in maintaining the viability of rural enterprises.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	The policy supports a limited range of economic growth in rural areas.
enable existing businesses to grow? (SA19)	+	The policy supports expansion of existing tourist and marina businesses.
<p><b>Conclusions:</b> This policy is considered to have potentially adverse effects with regards to SA Objective 1 in that the agricultural land class is not mentioned in the policy. There is however a wider reference to sustainability and amendments could reflect agricultural land class as a sustainability factor. The policy is considered to have potentially beneficial effects with regards to SA Objective 3, 4, 13, 18 and 19. There are uncertain effects in relation to SA Objectives 1 and 2 in that development could occur on greenfield land and does not necessarily protect water resources. Given the small number of tourism, sport and leisure facilities likely to come about in the countryside these uncertainties are not significant. The effects, both positive and negative, have potential to be felt immediately once sites are developed and will last for the lifetime of the use.</p>		

### Policy 23: Local Services and Facilities

A range of available land or buildings for local services and facilities in a settlement or neighbourhood of a market town is essential to maintain its sustainability. For the purposes of this policy local services and facilities include shops, public houses, places of worship, education facilities, filling stations, public halls, community and cultural facilities and health care facilities.

A proposal for an additional service or extension of an existing one will be supported where:

- a. it is of a scale to serve local needs without having an adverse impact on a designated town centre; or
- b. it involves a change of use to reinstate a local service or facility.

A proposal which involves the loss of a local service or facility will only be supported where:

- a. there is no reasonable prospect of that service or facility being retained or restored; or
- b. an equivalent service or facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve.

A proposal which anticipates such a loss will provide evidence that:

- a. there is no community support for continuation of the service or facility; or
- b. reasonable steps have been taken to effectively market the property for its current use to establish whether there is any realistic prospect of maintaining the service or facility.

**Table 4.30 - SA Appraisal of Policy 23: Local Services and Facilities**

Decision Aiding Questions Will it...	Impact	Commentary
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy limits the potential for existing facilities, such as pubs, which may be located in heritage buildings, to be demolished. It also supports new services which may locate in otherwise redundant heritage buildings. It thereby indirectly promotes the protection of heritage assets.
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	The policy seeks to ensure that local services and facilities are not lost unnecessarily and supports the creation of new local services. Both aims would support walking and cycling as travel choices and would be supportive of people leading healthy lifestyles.
promote accessibility of cultural or social activities? (SA13)	+	The policy seeks to ensure that local services and facilities are not lost unnecessarily and supports the creation of new local services. Both aims would promote accessibility of cultural or social activities.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	The policy seeks to protect local services and facilities which can facilitate independence through local access.
promote accessibility of services? (SA17)	+	The policy seeks to ensure that local services and facilities are not lost unnecessarily and supports the creation of new local services. Both aims would promote accessibility of services.
support the vitality and viability of established retail and service centres? (SA19)	+	The policy seeks to ensure that local services and facilities are not lost unnecessarily and supports the creation of new local services. Both aims would support the vitality and viability of established retail and service centres.
promote easy access to training and education? (SA20)	+	The policy directly supports retention of education facilities to ensure local access to them.

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Decision Aiding Questions Will it...	Impact	Commentary
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 7, 12, 13, 17 and 19. There are long term positive effects associated with protecting and promoting local services and facilities in that communities retain focal points and services that are easy to access. While the policy itself is positive, it is recognised that in some cases local services and facilities will be lost and the policy sets out the circumstances where that might be acceptable.</p>		

### Policy 24: Housing Mix

**Table 4.31**

A proposal that includes housing development will be supported where the sizes, types and tenures of housing responds to the advice and guidance provided by the Cambridgeshire and Peterborough Strategic Housing Market Assessments, local assessments of housing need and demand or other relevant housing and demographic studies and the Council's emerging Housing Strategy and Tenancy Strategy.

As part of meeting the needs of our ageing population and those of people with disabilities all new build homes will be expected to comply with the Lifetime Homes standards or successor standards(Note).

A proposal that includes 200 or more homes should seek to make some plots available for self-build homes.

Note: See the Lifetime Homes website

**Table 4.32 - SA Appraisal of Policy 24: Housing Mix**

Decision Aiding Questions Will it...	Impact	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	New developments which adhere to the mix guidance provided in the SHMA and use of Lifetime Homes standards will help reduce housing-related health issues.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The primary purpose of the policy is to support a mix of house sizes, types and tenure to meet identified needs. Particular recognition of the needs of older people and of opportunities to self-build are included in the policy.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 12 and 14. No changes are recommended. The effects of the policy will grow over time as more flexible housing is added to the overall stock; however, the impacts of supporting self-build homes are temporary as this is only of benefit to the initial user.</p>		

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## Policy 25: Affordable Housing Provision

In order to address the identified local need for additional affordable homes a proposal which includes housing development should seek to deliver a target of 40% affordable housing where the scheme:

- a. includes 10 or more homes or 0.3ha or more of land for housing development; or
- b. where it is located within any of the defined small settlements and includes 3 or more homes or 0.1ha or more of land for housing development.

To ensure mixed and sustainable communities affordable and market housing should be integrated across the development scheme. The council's preferred tenure split is for 70% of new affordable housing to comprise social or affordable rented properties. The mix of house types for affordable housing will remain flexible, taking into account the latest evidence on affordable housing needs through the SHMA and other evidence of local need.

The council will consider an alternative mix or a lower level of provision where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site. A development viability assessment will be required to justify an alternative mix or level of affordable housing provision.

**Table 4.33 - SA Appraisal of Policy 25: Affordable Housing Provision**

Decision Aiding Questions Will it...	Impact	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	Density is not specifically mentioned but for schemes that require affordable housing it may be that higher densities are promoted in order to accommodate the incorporation of 40% affordable housing within the development.
Enable people to lead healthy lifestyles, including travel choices? (SA12)	+	Poor quality housing influences health; by seeking to provide a substantial proportion of affordable housing this policy will help reduce the number of people living in unsuitable accommodation.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The primary purpose of the policy is to facilitate provision of housing to people in housing need.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 12 and 14. Effects are considered to be cumulative and permanent. No changes are recommended.</p>		

### Policy 26: Homes in the Countryside

A proposal that includes the creation of a new home in the countryside will only be supported where:

- there is an essential need for a rural worker to live permanently at or near their place of work; or
- it helps meet an established need for affordable housing; or
- the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or
- the proposal would re-use an existing building; or
- the design of the home is of exceptional quality or is truly innovative in nature.

Such proposals will be expected to comply with other applicable policies of the plan and the requirements detailed below.

#### Homes for Rural Workers

Where a proposal in the countryside includes a new home it will be supported where:

- a. the proposed accommodation is essential to the proper functioning of an economically viable rural enterprise;
- b. the accommodation is for a full-time worker;
- c. no suitable alternative accommodation exists (or could be made available) in the immediate vicinity or nearest settlement; and
- d. the proposal looks to convert an existing building or, where it is not possible to convert an existing building, the proposal looks to replace an existing building.

Where the enterprise has been established for less than three years accommodation will only be permitted on a temporary basis to allow time for the enterprise to prove its viability.

Where a home is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a rural enterprise.

A proposal to remove such occupancy conditions will only be supported where evidence demonstrates that the dwelling is not needed for the enterprise to which it relates and has been appropriately marketed at a value reflecting the occupancy condition to meet the needs of another qualifying person from another rural enterprise.

#### Affordable Housing

A proposal for affordable housing will be supported where it is located within or adjacent to a Key Service Centre or Small Settlement and where it can be demonstrated that:

- a. it has clear and demonstrable support from the local community;
- b. siting and design have been carefully considered in order to minimise any potential adverse impacts on its surroundings, including the surrounding landscape, countryside, and the amenity of existing and future residents and users;
- c. the number and type of affordable homes is limited to that which can be justified by evidence of need for local people who are either currently or formerly resident, have an existing family or employment connection or some other connection agreed with the Council, in the individual settlement or adjacent settlements;
- d. there is reasonable access to at least a basic range of services appropriate to the form of housing proposed; and
- e. mechanisms are in place to ensure that the affordable housing remains affordable in perpetuity.

A project involving affordable housing may be cross subsidised where it complies with the applicable requirements of Policy 3 'Enabled Exceptions'.

#### Heritage Assets

Any proposals involving the reuse of heritage assets or for enabling development must comply with the applicable requirements of the Policy 30 'Heritage Assets and their Settings' policy.

#### Conversion or Replacement of Existing Buildings

A proposals for the residential conversion of an existing building in the countryside or for the replacement of an existing building in the countryside will be supported where it is demonstrated that there is no reasonable prospect of the building being used for non-residential purposes.

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Such proposals will be expected to comply with the applicable requirements of Policy 10 'The Relationship Between the Built-up Area and the Countryside'.

### Homes of Truly Exceptional or Innovative Design

A proposal for a new home in the countryside that is of exceptional quality or innovative nature of the design will only be supported where the design is:

- a. truly outstanding or innovative, helping to raise standards of design more generally in Huntingdonshire;
- b. reflects the highest standards in architecture;
- c. significantly enhances its immediate setting; and
- d. sensitive to the defining characteristics of the local area.

Anyone considering a proposal of this kind will be expected to enter into pre-application discussions with the council and to engage positively with independent Design Review, implementing recommendations from the process.

### Extension, Alteration or Replacement of an Existing Home

A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside.

A proposal for the erection, alteration, replacement or extension of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

**Table 4.34 - SA Appraisal of Policy 26: Homes in the Countryside**

Decision Aiding Questions Will it...	Impact	Commentary
promote the use of land that has previously been developed? (SA1)	~	Any allowance for homes in the countryside can potentially lead to greenfield use, although the limits in the policy aim to ensure that greenfield use is minimised. The policy specifically supports the reuse or replacement of existing buildings. The policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	+	Given the limited availability of different grades of agricultural land within one holding there is little prospect of choice for an applicant. However, advocacy of reuse of existing buildings will help achieve this by developing on land already in non-agricultural use.
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy includes criteria for design consideration for affordable homes, homes of exceptional or innovative design and extension or replacement of existing homes but not with respect to homes for rural workers. The policy could be amended to incorporate this.
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	Reference to the Heritage Assets policy is made to avoid discrepancies in advice and requirements.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The policy actively supports provision of housing for qualifying rural workers and affordable housing for people with local connections.
promote access to employment? (SA18)	+	The need for qualifying rural workers to have homes located with their place of employment is recognised, thereby promoting access to that employment.



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Decision Aiding Questions Will it...	Impact	Commentary
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	The policy supports the rural economy by facilitating homes for qualifying rural workers.
enable existing businesses to grow? (SA19)	+	The policy allows for temporary residential accommodation to support growth of a business to allow time to demonstrate viability and need for new residential accommodation.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6, 7, 14, 18 and 19. In relation to SA Objective 1 is not certain that the policy will minimise development on greenfield land and the policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible. Additional reference to design could be added in respect of homes for rural workers to maximise the beneficial effects. The effects of this policy will grow over time and last for the lifetime of the development in the case of SA1, 6, 7 and 14. Impacts on SA 18 and 19 may be temporary as they are dependent on other economic factors in the longer term.</p>		

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## Policy 27: Residential Moorings

A proposal that includes a new residential berth or mooring will be supported where:

- a. it is located within or adjacent to the built-up area of an existing settlement;
- b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;
- c. use of any paths adjacent to the water body will not be impeded;
- d. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;
- e. it will not overload the capacity of the watercourse or water body;
- f. local water quality and quantity will not be adversely affected;
- g. biodiversity of the water and its margins will be maintained or enhanced;
- h. it will not lead to any adverse impact on flood risk or flood defences;
- i. it will not cause an adverse impact on its immediate surroundings or the wider landscape; and
- j. the proposal complies with the Middle Level Commissioners’s moorings policy as applicable.

A proposal for the conversion of an existing leisure berth or mooring to residential use will be supported where it can be demonstrated that there is substantial over provision of leisure berths or moorings in the surrounding area and the above criteria are met. Such conversions will be limited to a maximum of 20% of the total moorings/ berths in that location.

**Table 4.35 - SA Appraisal of Policy 27: Residential Moorings**

Decision Aiding Questions Will it...	Impact	Commentary
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA 3)	+	Requirements within the policy seek to ensure that development has taken flood risk into account. The policy could be more specific about the requirement applying to displaced risk in addition to risk in the immediate surroundings.
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	Requirements within the policy seek to ensure that biodiversity is maintained or enhanced.
promote the protection of sites designated for their nature conservation value? (SA5)	~	Although requirements within the policy seek to ensure that biodiversity is maintained or enhanced it does not make specific reference to sites designated for their nature conservation value. Several of the most important nature conservation sites in Huntingdonshire can be adversely affected by changes in water quality and/ or quantity. The policy could make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The policy is designed to set out the circumstances where residential moorings would be acceptable in order to meet that particular housing preference.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 3, 5, and 14. It is uncertain whether the policy adequately meets the SA Objective 5 regarding biodiversity and habitats. Effects are considered to be cumulative and permanent. The policy could make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity. The policy could also be more specific about the requirement applying to displaced flood risk in addition to risk in the immediate surroundings.</p>		

### Policy 28: Biodiversity and Protected Habitats and Species

A proposal will be supported where it does not give rise to significant adverse impact on:

- a. a site of international importance for biodiversity or geology, unless there are exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance for biodiversity or geology, unless there are exceptional circumstances where the need for, and the benefits of, the development significantly outweigh its impacts on the site;
- c. protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.

A proposal will be accompanied by a valid assessment of the likely impacts on biodiversity and geology, including protected species, priority habitats & species and on sites of biodiversity value (Note).

If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to address them by minimisation, then by mitigation. Only where this cannot be achieved will consideration be given to alternative forms of compensation. The value of the site must not be compromised, both on its own or as part of the wider network of sites, to such an extent that the continuing value of the designation is called into question.

A proposal will aim to conserve and enhance biodiversity. Opportunities will be taken to achieve beneficial measures within the design and layout of development. Measures will be included that maintain and enhance existing features of biodiversity value. Priority will be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature and ensure the effective management of biodiversity or geological features, that contribute to the enhancement of ecological networks or enable the adaptation of biodiversity to climate change.

Note: Including Special Areas of Conservation, Special Protection Areas, Ramsar sites, sites of special scientific interest (SSSIs), County Wildlife Sites, National and Local Nature Reserves, woodland, Local Geological Sites (LGS), Protected Roadside Verges, The Nene Valley Nature Improvement Area or other landscape features of historic or nature conservation value.

**Table 4.36 - SA Appraisal of Policy 28: Biodiversity and Protected Habitats and Species**

Decision Aiding Questions Will it...	Impact	Commentary
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	The policy requires proposals to conserve and enhance biodiversity but does not address the reversal of decline. Policy could be amended to advocate this.
promote the protection of sites designated for their nature conservation value? (SA5)	+	The primary purpose of the policy is to protect designated sites and to mitigate any adverse impacts where the development is of over-riding benefit.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objective 5. However the policy does not address the potential to reverse the decline in species and could be amended to promote this. The impact of this policy will be felt gradually as the potential amount of adverse impact avoided increases; the effects will be permanent in preventing damage and promoting additional protection.</p>		

# 4 Stage B: Develop options and appraise effects

## Policy 29: Trees, Woodland and Related Features

A proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.

A proposal should seek to avoid affecting any:

- a. tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or
- b. tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.

Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:

- a. there are sound arboricultural reasons to support the proposal; or
- b. the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/ or compensatory tree planting, landscaping or habitat creation to ensure the net loss of valued features is minimised.

**Table 4.37 - SA Appraisal of Policy 29: Trees, Woodland and Related Features**

Decision Aiding Questions Will it...	Impact	Commentary
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	~	The policy promotes conservation of species. It does not address decline and enhancement of diversity but this is covered in Policy 28.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA 6)	+	Landscape and townscape character is not explicit in the policy although the protection of trees and woodland is important to this. The wording could be improved to more positively to facilitate protection.
seek to minimise the potential adverse visual effects of development? (SA6)	+	The policy supports proposals which avoid the loss of or harm to natural features of visual value.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Although not an aim of the policy, the supporting text makes reference to the fact that trees, woodland and related features store carbon dioxide, which helps to mitigate against climate change.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 8. The effects are uncertain in relation to SA Objective 5 as this matter is dealt with elsewhere in the Local Plan. The policy could be improved by more positively facilitating protection of landscape and townscape character. Although the protection of trees and woodland has positive effects, it is likely that the immediate effects of the loss of particular trees in accordance with the policy will be felt more particularly. The negative effects of loss will be mitigated in accordance with the policy as such features should only be lost where there are sound arboricultural reasons or where there is compensatory planting. New plants have the potential to produce even longer term positive effects given the natural lifecycle.</p>		

### Policy 30: Open Space

Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document(Note) or successor documents and to provide connection to open spaces and green infrastructure nearby.

A proposal should seek to avoid the whole or partial loss of an area of open space, an outdoor recreation facility, area of garden land or allotment that:

- a. contributes to the distinctive form, character and setting of a settlement or creates a focal point;
- b. is part of a heritage asset or provides the setting or part of the setting of a heritage asset; or
- c. is of particular value for wildlife, sport or recreation.

Where such a loss is unavoidable the proposal will be expected to include appropriate mitigation and/or compensation.

Mitigation and compensation must provide a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities. Mitigation and compensation may include the enhancement of remaining open spaces in cases of partial loss or the enhancement of other existing facilities that would serve the same people as that being lost.

#### Local Green Space

Local Green Spaces may be designated in Supplementary Planning Documents or in Neighbourhood Development Plans.

Where a proposal is located on land designated as a Local Green Space it will only be supported where it is for:

- a. essential operational buildings, such as for the storage of tools or machinery for the maintenance or upkeep of the Local Green Space;
- b. the extension or alteration of an existing building provided that it does not significantly increase the height, scale or massing compared with the original building; or
- c. the replacement of a building, provided the new building is in the same use, does not significantly increase the height, scale or massing compared with the original building and is either sited in the same place as the original building or is sited where it has less impact than the original building on views into and out of the Local Green Space.

Note: Available from the council's website

**Table 4.38 - SA Appraisal of Policy 30: Open Space**

Decision Aiding Questions Will it...	Impact	Commentary
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The primary purpose of the policy is to ensure developments incorporate an appropriate proportion of open space.
promote an increase in households that have easy access to natural green space? (SA4)	+	The policy promotes improved connections to open space and green infrastructure some of which will take the form of natural green space.
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	The policy protects land that is of value for wildlife and requires mitigation where this is unavoidable.
promote the protection of sites designated for their nature conservation value? (SA5)	+	The policy protects land that is of value for wildlife and requires mitigation where this is unavoidable.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy protects open space that contributes to the form, character and setting of a settlement.
seek to minimise the potential adverse visual effects of development? (SA6)	~	Required open space may be used to minimise the visual effects of development but this is not explicit in the policy.

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Decision Aiding Questions Will it...	Impact	Commentary
		The policy does however contain provisions aimed at minimising the effect of development on Local Green Spaces.
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy explicitly protects open space that is part of a heritage asset or its setting.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 4, 5, 6 and 7. It is unclear whether the policy seeks to minimise the potential adverse visual effects of all development which is one of the decision aiding questions for SA Objective 6. However the policy will result in beneficial effects in relation to this objective overall, in that it will help to protect, maintain and enhance landscape and townscape character. The positive effects have potential to be felt immediately once sites are developed. Most of the impacts will be permanent, through new open space delivered, and through preventing damage and promoting additional protection to existing provision.</p>		

### Policy 31: Heritage Assets and their Settings

A proposal which affects a heritage asset or its setting must demonstrate how it will conserve and where appropriate enhance the asset. A proposal will be required to show that:

- a. it has clearly identified all the heritage assets affected by the proposal and their special interests and this has been set out in a heritage statement;
- b. the design, siting, scale, form and materials of any proposed development will be sympathetic to the special interests of the heritage asset;
- c. it would not have an adverse impact on views of or from the heritage assets or of the open spaces, trees or street scene which contribute positively to the heritage assets and their setting;
- d. it clearly sets out how any alterations preserve the interests of a listed heritage asset;
- e. the potential impact of installation and operation of any renewable and low carbon energy generating technologies on the special interests of any heritage assets affected will not cause substantial harm to any heritage asset or the setting of any heritage asset; and
- f. where demolition of a heritage asset is proposed a feasibility study will be required to assess the potential for retention and reuse of the heritage asset and the case of demolition is clearly and convincingly justified.

**Table 4.39 - SA Appraisal of Policy 31: Heritage Assets and their Settings**

Decision Aiding Questions Will it...	Impact	Commentary
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy will promote the protection of the diversity and distinctiveness of landscape and townscape character where heritage assets and/ or their settings would be affected.
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy will improve the quality of urban, architectural and landscape design where heritage assets and/ or their settings would be affected.
seek to minimise the potential adverse visual effects of development? (SA6)	+	Requirements in the policy will help to minimise the potential adverse visual effects of development where heritage assets and/ or their settings would be affected.
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy is specifically designed to achieve the protection of heritage assets (including designated and non-designated) and their settings. However, it makes no distinction over the level of significance of the heritage asset and hence the level of protection that should be given to it.
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	The policy seeks to ensure that the impacts from renewable and low carbon energy generating technologies on the special interests of any heritage assets do not adversely affect it. It is therefore considered that the policy would have uncertain effects in this regard.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	~	In seeking to protect the special interests of heritage assets the policy would not necessarily promote accessibility for all members of society as changes that are necessary for easy access for the disabled may not be viewed positively.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 7. The effects in relation to SA Objectives 8 and 9 are uncertain as the objectives promote renewable energy and accessibility, but these may be constrained in heritage buildings. In this case the advantages of retaining heritage are considered to outweigh these disadvantages. The policy could be improved by distinguishing between heritage assets of differing levels of significance. Heritage assets cannot be replaced therefore protection of them has the potential for long term positive effects. However, it is recognised that the policy allows for change and demolition in certain circumstances.</p>		



# 4 Stage B: Develop options and appraise effects

## Developing site options

### Strategic Options

**4.143** As part of the options considered for the Development Strategy several options for the distribution of growth were appraised:

- High Concentration
- Larger Settlements
- Dispersed Option

**4.144** These options were appraised in 'Strategic options: distribution of growth'. The conclusion was that the Larger Settlements option was the most sustainable.

### Settlement Level Options

**4.145** The development of site options at the settlement level started with production of the [draft Huntingdonshire Environmental Capacity Study \(ECS\)](#) for the Spatial Strategy and Strategic Policies consultation, known as Stage 2, which was published in 2012. The ECS included a two phase assessment process:

- 1. Assessment of Broad Areas:** An assessment of the environmental, economic and social constraints affecting the capacity of broad areas adjacent to the existing built-up areas of each of the larger settlement, following the Larger Settlements option from the appraisal of options for the distribution of growth. This identified areas with potential capacity for development. The assessment of broad areas was initially completed for the draft Huntingdonshire Environmental Capacity Study (ECS) in 2012. The process was reviewed and refined for the Environmental Capacity Study: Additional site assessments in 2013. This fulfils task B 2 to develop and refine options for site allocations for the Local Plan and is set out below.
- 2. Individual Site Assessments:** Detailed assessment and sustainability appraisal of individual sites, within the broad areas identified as having potential capacity, as well as sites within the existing built-up areas, in order to determine whether each was considered to be suitable for development and to calculate an indicative deliverable capacity figure. This fulfils tasks B 3 to 5 and is detailed later in 'Site Appraisals'.

### Phase 1: Assessment of Broad Areas

**4.146** The assessments considered broad areas of land surrounding the periphery of each of the larger settlement. As far as possible the broad areas were divided up so that each was reasonably consistent in terms of character. As each area typically runs into open countryside in most cases no formal outer boundary was defined, although broadly a 1km swathe of land has been considered around each spatial planning area settlement and a 500m swathe around each key service centre.

**4.147** Key constraints have been identified that if present mean a broad area should be considered to have no capacity for development and sites in that area should be excluded from further consideration. These constraints are:

- Land designated as functional floodplain (flood zone 3b)
- Grade 1 agricultural land
- Land designated as being a site of special scientific interest (SSSI) or other important nature designations such as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites
- Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011

## Huntingdon Spatial Planning Area

Figure 4.1 Huntingdon Spatial Planning Area: Peripheral Areas

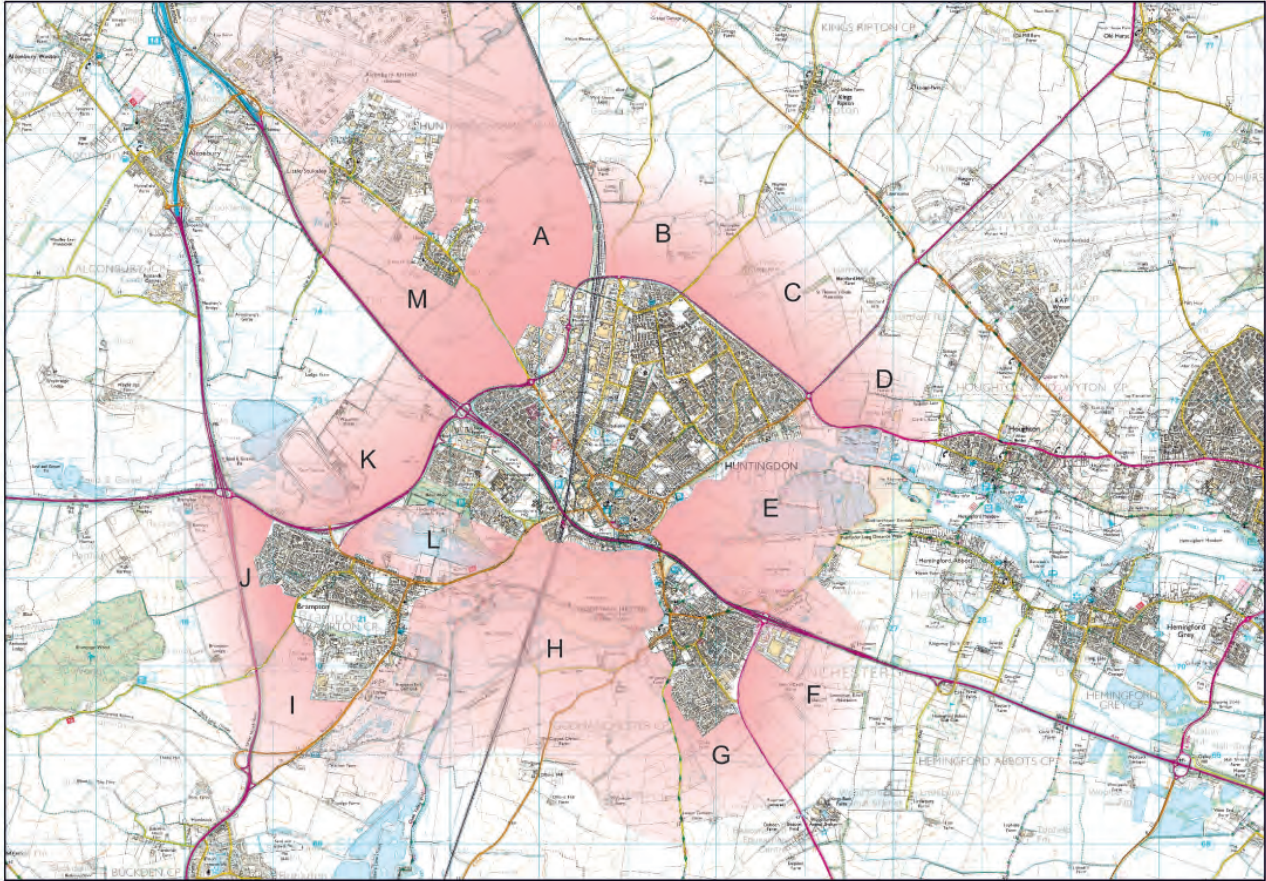


Table 4.40 : Summary of assessment of peripheral capacity for the Huntingdon Spatial Planning Area

Broad Area	Assessment Conclusion
<b>Area A: Northwest of Huntingdon at Grange Farm and Alconbury Airfield</b>	This is a very extensive area of land containing a variety of uses, including a large proportion of previously developed land incorporating a designated enterprise zone. It has limited environmental constraints, although some areas are more sensitive than others. It is of a scale to develop an entire settlement with a similar complementary relationship to Huntingdon that Brampton and Godmanchester currently have.
<b>Area B: North of the A141, Huntingdon</b>	This is an extensive area of open countryside north of the A141 which currently forms a strong boundary to the built up area of Huntingdon. It is high quality agricultural land that has not been previously developed. Its open character currently provides the setting to the north of the town. However, it is at the lowest risk of flooding and has few nature conservation constraints. It is well related to existing employment and services and in close proximity to the Alconbury enterprise zone. Development in this area would significantly alter its character and the approach to Huntingdon from the north but offers the opportunity to better integrate the Jubilee Fields football ground into the town.

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Broad Area	Assessment Conclusion
<b>Area C: North east of the A141, Huntingdon</b>	This is an extensive area of open countryside north and west of the A141 which currently forms a strong boundary to the built up area of Huntingdon. It is high quality agricultural land that has not been previously developed. Its open character currently provides the setting to the north and east of the town. However, it is at the lowest risk of flooding and has few nature conservation constraints. It is reasonably well related to employment and services. Development in this area would significantly alter its character and the approach to Huntingdon from the A141.
<b>Area D: East of Huntingdon between A141 and A1123</b>	This is an extensive area of mainly open countryside comprising agricultural land that has not been previously developed along with intermittent development to the north of the A1123. The land is very low lying along the southern boundary and is susceptible to flooding; it also contains a county wildlife site. It has reasonable access to services but is less well related to employment locations. Development in this area would be visually intrusive and adversely affect the open character of the setting of the east of Huntingdon.
<b>Area E: Southeast of Huntingdon between A1123 and A14</b>	The vast majority of the area serves as functional floodplain and contains an extensive network of waterways and lakes; built development is therefore contrary to national planning policy other than for water-compatible uses and essential infrastructure which meets the nationally set out exceptions test. Development on the north western periphery may be feasible where it can be integrated into the existing built up area along the Hartford Road (B1514).
<b>Area F: Southeast of Godmanchester</b>	This is an extensive area of countryside adjoining existing development on two sides. It is high quality agricultural land that has not been previously developed. However, it is at the lowest risk of flooding and has few nature conservation constraints. It is well related to existing employment and services. Development could be integrated into the northern part of the area if it were to be limited to land north of the ridgeline where its visual intrusiveness could be minimised.
<b>Area G: South of Godmanchester</b>	This area of countryside forms the landscape and visual setting for Godmanchester. Small scale development could be integrated into the north western part of the area if it were to be limited to lower lying land immediately adjacent to existing development where its visual intrusiveness could be minimised and away from the flood risk posed by Stoneyhill Brook.
<b>Area H: Ouse Valley and Portholme between Brampton and Godmanchester</b>	This extensive area of countryside contains the River Great Ouse and several tributaries as well as their associated floodplains which extend close to the existing built up areas of Brampton, Huntingdon and Godmanchester respectively. Development in this area would be inappropriate other than for water-compatible uses and associated essential infrastructure. The area contains land of intrinsic natural beauty and of nature conservation interest and contributes strongly to the rural setting of Brampton and Godmanchester. Beyond the functional floodplains development would be visually intrusive and adversely affect the open character of the setting of parts of Brampton, Huntingdon and Godmanchester respectively.
<b>Area I: South of RAF Brampton</b>	This area is of limited intrinsic landscape value but contributes to the separation of Brampton from the A1 and from Buckden. It contains economic mineral resources of potential use for replacement of the A14. It currently has relatively poor access to services and employment.
<b>Area J: East of Brampton</b>	This extensive area is of limited intrinsic landscape value but contributes to the separation of Brampton from the A1. It comprises high value agricultural land but



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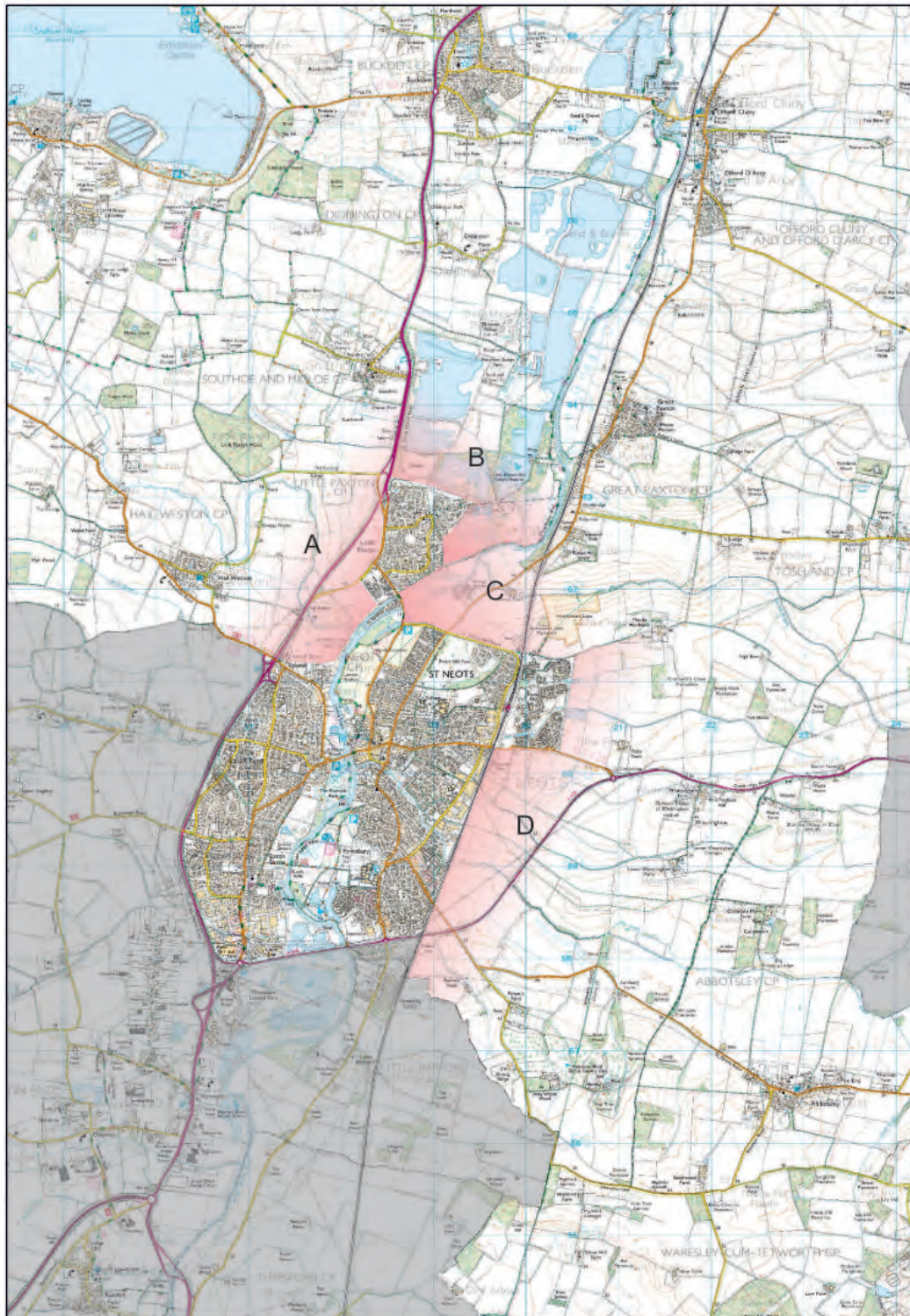
Broad Area	Assessment Conclusion
	<p>much of the area is subject to flooding constraints. It currently has relatively poor access to services and employment. A small portion in the north-eastern part of the area may have limited potential to accommodate development.</p>
<p><b>Area K: North of A14 between Brampton Hut and Spittals junctions</b></p>	<p>The western half of the area serves as functional floodplain and contains several lakes; built development is therefore contrary to national planning policy other than for water-compatible uses and essential infrastructure which meets the nationally set out exceptions test. This is an extensive area of open countryside and recreation uses north of the A14 which currently forms a strong boundary to the built up areas of Huntingdon and Brampton. The agricultural land is high quality and has not been previously developed. Development in this area would be visually intrusive and adversely affect the open character of the area and the setting of Huntingdon.</p>
<p><b>Area L: Between Hinchingsbrooke Country Park and Brampton</b></p>	<p>A large part of the area is occupied by lakes and a wider area is functional floodplain where development would be inappropriate other than for water-compatible uses and associated essential infrastructure. Limited development on the southern periphery may be feasible where it can be integrated into the existing built up area along the B1514 without having a detrimental impact on the character of the area.</p>
<p><b>Area M: East of the A14 and west of the Stukeleys</b></p>	<p>This is an extensive area of open countryside north of the A141 which currently forms a strong boundary to the built up area of Huntingdon. It is moderate quality agricultural land that has not been previously developed. Allocation of the southern portion of the area for residential development was achieved through the public inquiry into the 2002 Local Plan Alteration.</p>

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## St Neots Spatial Planning Area

Figure 4.2 St Neots Spatial Planning Area: Peripheral Areas



**Table 4.41 : Summary of assessment of peripheral capacity for the St Neots Spatial Planning Area**

Broad Area	Assessment Conclusion
<p><b>Area A: West of Little Paxton and north of St Neots</b></p>	<p>The area west of the A1 is open countryside and development in that area would have significant landscape effects and (depending on its location) reduce the separation between St Neots/ Little Paxton and the villages of Hail Weston and Southoe. The A1 forms a strong and defensible boundary to urban growth and therefore sites beyond this are not assessed in detail.</p> <p>Most of the land between St Neots/ Little Paxton and the B1041 is occupied by the St Neots Golf Course is a valued recreational use on land which is partly affected by flooding. The Golf Courses also performs a valuable role in separating St Neots and Little Paxton. The existing planning permissions for development at Papermill Lock and the employment area next to it indicate that allocations are not required for those uses. The key issues for other small areas of land not within the golf course include the effect on the setting of Crosshall Manor.</p> <p>Key issues for land east of the A1 but west of the B1041 are the effect on the landscape setting of Little Paxton; the ability to screen development so that future occupants are not adversely affected by noise from the A1, integration with the village, and the ability to service the development, for example with sufficient school places.</p>
<p><b>Area B: North and east of Little Paxton</b></p>	<p>This land is significantly affected by flooding and nature designations and it is anticipated that it will be developed as part of Paxton Pits for nature reserve purposes. The road at the northern edge of the village forms a strong boundary to any urban development further north.</p>
<p><b>Area C: North of Priory Hill Road</b></p>	<p>Although well located in relation to St Neots town centre, land which might be available and not subject to flooding or constraints from the Wastewater Treatment Works is not considered suitable for development given the effects this would have on landscape character, particularly the separation of St Neots with Little Paxton and Great Paxton.</p>
<p><b>Area D: East of St Neots</b></p>	<p>Development in this direction was identified in the Core Strategy and since then an Urban Design Framework has been published and applications lodged for urban development. An Strategic Expansion Location is considered appropriate having regard to the location and lack of significant constraints. Key issues are the ability to service the development for example with schools, offices and shops; provision of green infrastructure having regard to the brooks running through the land; and catering for the increased traffic that will result. The extent of the area as set out in the St Neots Eastern Expansion Urban Design Framework ensures adequate land for development within an area which will be perceived as an expansion of St Neots. Further expansion has the potential to threaten the character of the town.</p> <p>Additional land, not identified in the Urban Design Framework on the west of the A428 and north of Cambridge Road (a triangular parcel at Potton Road and Tithe Farm) has been assessed in detail in this study.</p> <p>The A428 is considered to be a strong and defensible boundary to urban expansion at the present time as beyond that development would be perceived as part of the wider countryside landscape. Sites south of the A428 or beyond the A428/ Cambridge Road roundabout have therefore not been considered in detail.</p>



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## St Ives Spatial Planning Area

Figure 4.3 St Ives Spatial Planning Area: Peripheral Areas

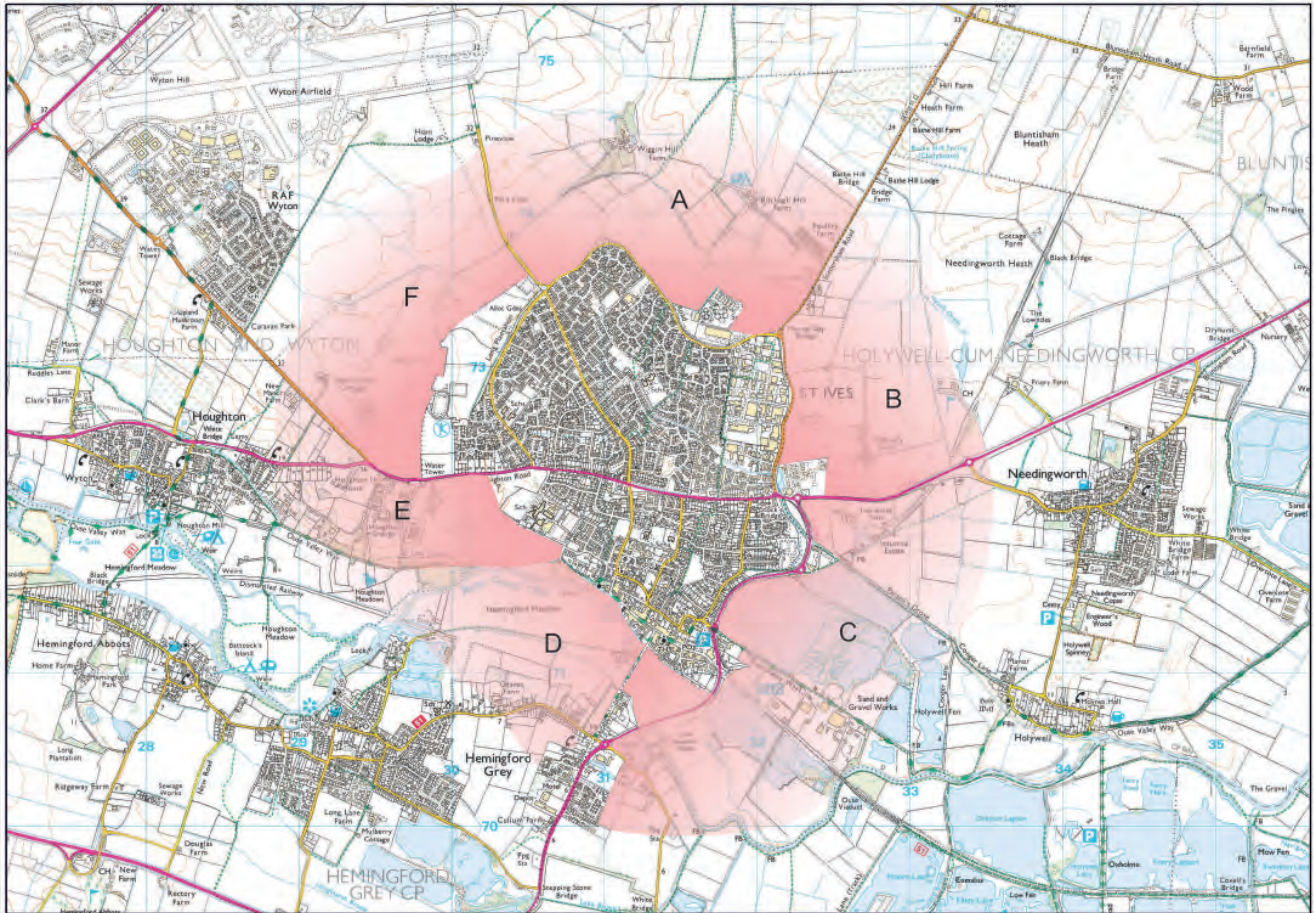


Table 4.42 : Summary of assessment of peripheral capacity for the St Ives Spatial Planning Area

Broad Areas	Assessment Conclusion
<b>Area A: North of St Ives between the Old Ramsey Road and the B1040</b>	Areas of flood risk, the WWTWSA and good or very good quality agricultural land are the main constraints for this area. The Marley Road forms a well defined northern boundary for St Ives and so integration with the existing town could be challenging. A range of services are available close by, although the greater range of shopping, leisure and other services available in St Ives town centre would be a significant draw. The distance to the town centre, outside of a distance people would normally be expected to be willing to walk means that development in this area would be likely to generate substantial numbers of car trips.
<b>Area B: East of St Ives between the Somersham Road and the A1123</b>	Areas of flood risk and good or very good quality agricultural land are the main constraints for this area. The Marley Gap brook and the B1040 form a well defined eastern boundary for St Ives and so integration with the existing town could be challenging. The exception may be employment uses which could potentially link with the Compass Point or Caxton Road areas. Most services and facilities are some distance from this area, outside of a distance people would normally be expected to be willing to walk. This means that development



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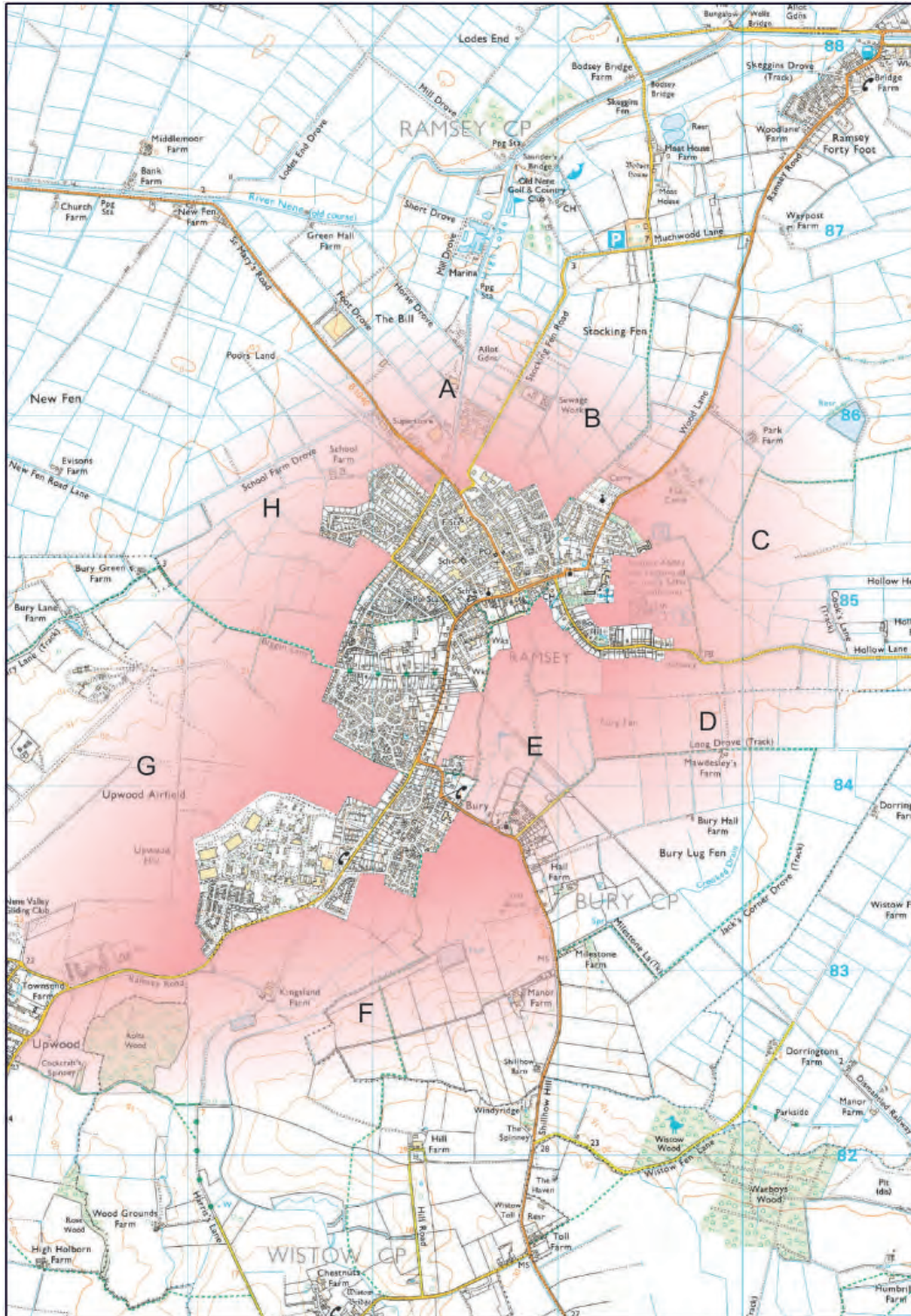
Broad Areas	Assessment Conclusion
	in this area would be likely to generate substantial numbers of car trips. This area is considered to offer limited capacity for development allocations.
<b>Area C: Southeast of St Ives between the A1123 and London Road</b>	Flood risk is the main constraint for this area; as the majority is functional flood plain and other areas are zone 3a or zone 3a with climate change; opportunities for development are limited. The county wildlife sites further constrain development opportunities. This area is considered to offer no capacity for development allocations.
<b>Area D: Southwest of St Ives between the London Road and the Thicket/ Thicket Road</b>	Flood risk is the main constraint for this area; as the majority is functional flood plain and other areas are zone 3a with climate change; opportunities for development are limited. The wildlife designations further constrain development opportunities. This area is considered to offer no capacity for development allocations.
<b>Area E: West of St Ives between the Thicket/ Thicket Road and the A1123/ B1090</b>	Flood risk and agricultural land classification do not constrain this area. However the wildlife designation and heritage assets constrain development opportunities. This area was identified in the Core Strategy as a direction of growth, with Houghton Grange being previously allocated for development through the Huntingdonshire Local Plan Alteration 2002. This area is considered to offer limited capacity for development allocations.
<b>Area F: Northwest of St Ives between the A1123/ B1090 and the Old Ramsey Road</b>	Flood risk, other than a small area to the north and agricultural land classification do not constrain this area. Similarly there are considered to be no particular constraints arising from wildlife or heritage. However, other than the most southerly part of this area, adjacent Slepe Meadow, development of this area would be a significant intrusion into open countryside. The southeastern part of this area may have some synergy with recent and planned development and is the only part of this area that offers any potential for development. Development would also be isolated being some distance from day to day services and facilities and the more comprehensive range of facilities available in the town centre.

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## Ramsey Spatial Planning Area

Figure 4.4 Ramsey Spatial Planning Area: Peripheral Areas



**Table 4.43 : Summary of assessment of peripheral capacity for the Ramsey Spatial Planning Area**

Broad Area	Assessment Conclusion
<b>Area A: North of Ramsey</b>	This is an area of mixed uses north of Ramsey which currently forms part of the gateway into the town. The undeveloped land is high quality agricultural land. Development in this area should be restricted to the remaining undeveloped parts of the southern end which is less visually sensitive and has potential to enhance the gateway into the town. Any development should be designed to minimise the visual impact on the open fen landscape to the north and residential areas and conservation area to the south. There is a presumption against new development which involves odour sensitive development within the Ramsey WWTW Safeguarding Area.
<b>Area B: Between Stocking Fen Road and Wood Lane</b>	This is area of land in mixed use, part of which is high quality agricultural land. Development in this sensitive area would intrude visually into the fen landscape, impact on the conservation area, affect views of the listed cemetery chapel and potentially harm the gateway into the town from the north. There is a presumption against new development which involves odour sensitive development within the Ramsey WWTW Safeguarding Area.
<b>Area C: Northeast of Ramsey</b>	The undeveloped land in this area is very good quality agricultural land. The area forms a transition between between the historic part of the town and the open countryside to the north and east. Development here would be visually intrusive in the fen landscape and adversely affect the setting of the conservation area.
<b>Area D: East of Ramsey</b>	The land in this area is high quality agricultural land and forms part of the flood plain. The area forms an important part of the rural setting of the town and development here would be visually intrusive in the fen landscape.
<b>Area E: Southeast of Ramsey</b>	Development here would be visually intrusive and adversely impact on the character and attractive setting of the settlement. It would also diminish the green wedge which provides a of separation between Ramsey and Bury. A large part of the area lies in the functional flood plain.
<b>Area F: South of Bury</b>	This landscape is strongly rural in character and perceived as an integral part of the wider countryside to the south. Development here would be visually intrusive and adversely affect the character and rural setting of Bury. Part of the area lies in the functional flood plain.
<b>Area G: Southwest of Ramsey</b>	Development here would be visually intrusive and and forms part of the landscape gap between Bury and Ramsey. The open character of the landscape should be protected.
<b>Area H: Northwest of Ramsey</b>	The majority of land in this area is high quality agricultural land. Development in the majority of this area would intrude visually into the fen landscape and adversely affect the landscape setting of the the town. There is scope for redevelopment of the brownfield area in the north eastern tip, where any development should be designed to minimise the visual impact on the conservation area. Part of the area in the east, which is well connected to existing housing offers potential for development, providing any development proposals ensure good connectivity to the existing urban edge and incorporate structural planting in order to provide a softer edge to the town.

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### Key Service Centres

**4.148** The Key Service Centres appraised were:

1. Buckden;
2. Fenstanton;
3. Kimbolton;
4. Sawtry;
5. Somersham;
6. Warboys; and
7. Yaxley.



## Buckden

Figure 4.5 Buckden: Peripheral Areas



## 4 Stage B: Develop options and appraise effects

**Table 4.44 : Summary of assessment of peripheral capacity for Buckden**

Broad Area	Assessment Conclusion
<b>Area A: East of Buckden</b>	This is an area of open countryside east of Buckden which contributes to the rural setting of the village. It is mainly good quality agricultural land that has not been previously developed. Development in the majority of this area would be visually intrusive and adversely affect the open character of the agricultural land which provides the setting to the village. There may be potential for limited development in a small part of the north western corner, close to existing residential development in Silver Street.
<b>Area B: Southeast of Buckden</b>	This is an area of open countryside south east of Buckden which contributes to the rural setting of the village. It is good quality agricultural land that has not been previously developed. Development in this area would be highly visible from the Ouse Valley and inconsistent with the form and character of Buckden. There is a presumption against development within the WWTWSA.
<b>Area C: South of Buckden</b>	Development in this area would reduce the width of the landscape gap between Buckden and Stirtloe and adversely affect the special character of Stirtloe and the relationship of the settlement to the wider landscape to the south. The open character of the area should be protected. There is a presumption against development within the WWTWSA. There may, however, be potential for very limited development in the north western part of the area provided the width of the gap between the existing urban edge and Stirtloe Lane is not significantly eroded.
<b>Area D: West of Buckden</b>	This is an area of open countryside west of Buckden which contributes to the rural setting of the village and the hamlet of Hardwick. It is good quality agricultural land that has not been previously developed. The area is separated from the village by the A1. Development in this area would be isolated from the village and its facilities, and would be visually prominent in the high quality landscape.



### Fenstanton

Figure 4.6 Fenstanton: Peripheral Areas

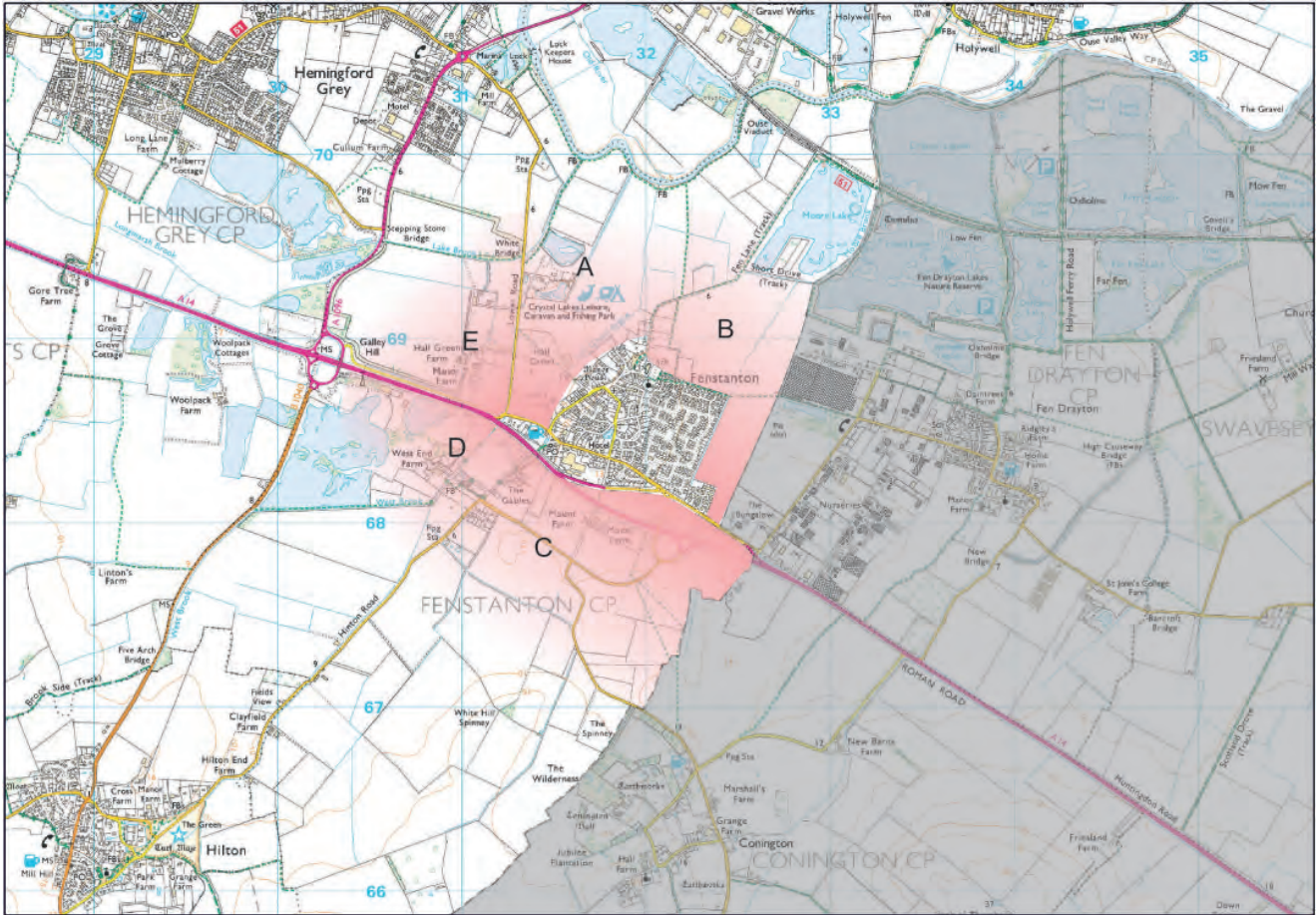


Table 4.45 : Summary of assessment of peripheral capacity for Fenstanton

Broad Area	Assessment Conclusion
<b>Area A: Northwest of Fenstanton</b>	This area is not suitable for development due to flood risk.
<b>Area B: North and east of Fenstanton</b>	There is some potential for development in this area in parts which are not subject to flood risk. Key issues include the potential effect on the rural setting of Fenstanton and separation from Fen Drayton.
<b>Area C: South of Fenstanton</b>	Apart from a small area of Grade 1 agricultural land, this land is mostly free of significant constraint. There is some potential for development of the land on the north side of the A14. Key issues are the effect on the landscape, retention of allotments, traffic issues and protection from noise. Land south of the A14 is not considered suitable for development primarily because it is perceived as an integral part of the wider rural landscape. The location beyond the A14 would also prevent effective integration of the new development with the existing village. Land south of the A14 is therefore not assessed in detail.



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Broad Area	Assessment Conclusion
<b>Area D: Southwest of Fenstanton</b>	This area is generally not suitable for development due to flood risk. In addition, the land is to the south of the A14 and therefore not well connected to the village.
<b>Area E: Further west of Fenstanton</b>	This area is not suitable for development as it is part of the rural landscape and not contiguous with the village.

## Kimbolton

Figure 4.7 Kimbolton: Peripheral Areas



## 4 Stage B: Develop options and appraise effects

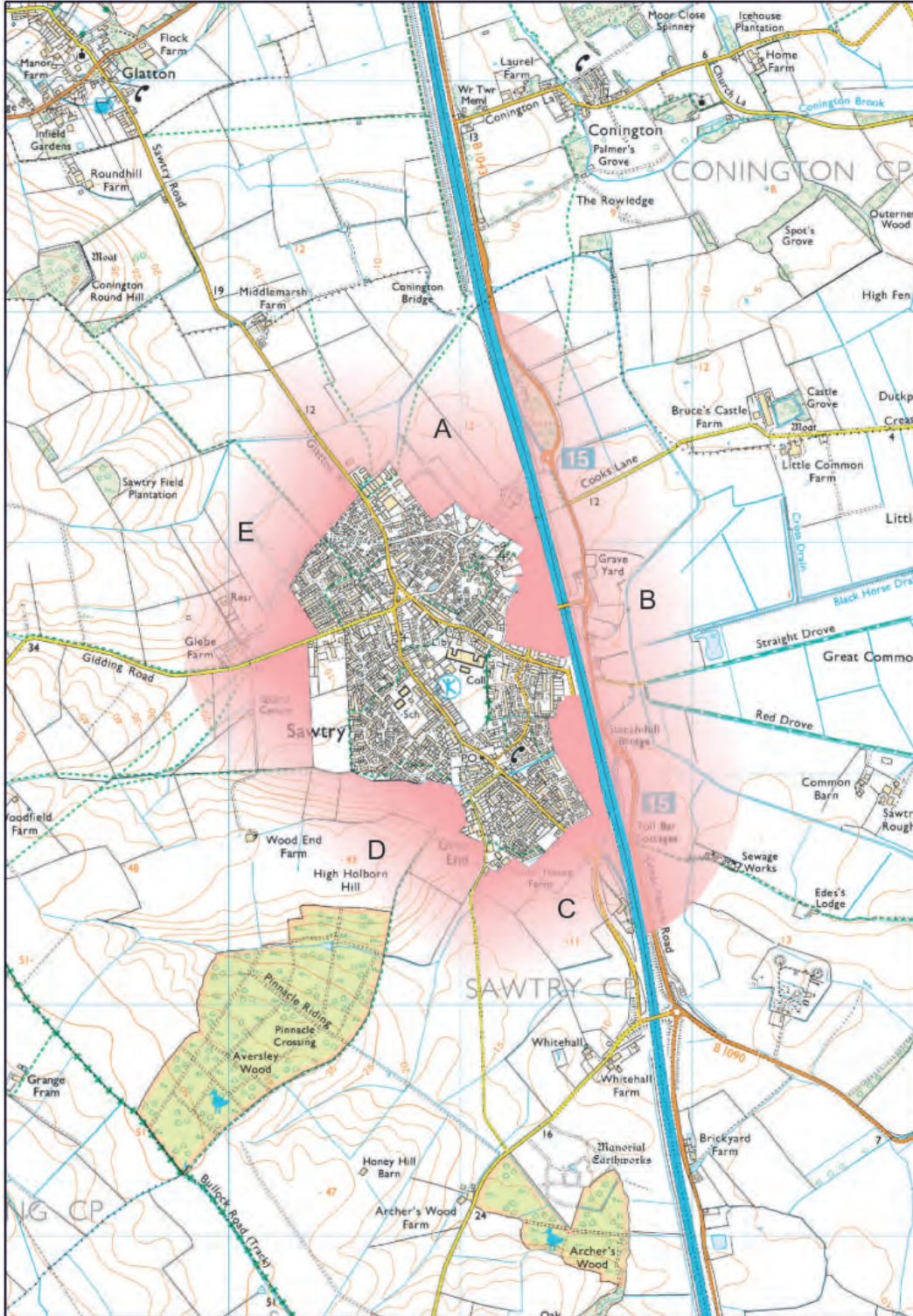
**Table 4.46 : Summary of assessment of peripheral capacity for Kimbolton**

Broad Area	Assessment Conclusion
<b>Area A: North of Kimbolton</b>	This is an extensive area of open countryside north of Kimbolton. The existing urban edge is clearly defined and development in this area would be visually intrusive from the road and footpaths to the east and would extend built development across areas of rising land which form an important part of the rural setting of the village.
<b>Area B: East of Kimbolton</b>	Development in the rising land in the northern part of the area would be visually intrusive in the landscape and incompatible with the existing character and form of the village. The southern part of the area is attractive and provides a distinctive setting to the historic core of the village and the adjacent cemetery. It forms part of the green wedge which runs through the centre of the village, and protects the integrity of the original settlement. In addition, the lack of crossing pints on the River Kym and sharp bends on the B645 at the eastern edge of the village make vehicular access very difficult.
<b>Area C: South of Kimbolton</b>	This is an extensive area of land which is mainly high quality parkland in character. It also forms part of the green wedge which runs along the River Kym through the centre of the village. Development in this area would adversely affect the character and quality of the western approach to the village and result in the loss of long-established and high quality areas of recreation.
<b>Area D: West of Kimbolton</b>	Apart from the floodplain, there are few landscape constraints and the area is not significant in providing part of the landscape setting to the village. Development in the north eastern part of the area only would be consistent with the form of development elsewhere in the village. The southern part is unsuitable for development as it lies within the floodplain of the River Kym and functions as part of the green wedge along the river corridor.



Sawtry

Figure 4.8 Sawtry: Peripheral Areas



## 4 Stage B: Develop options and appraise effects

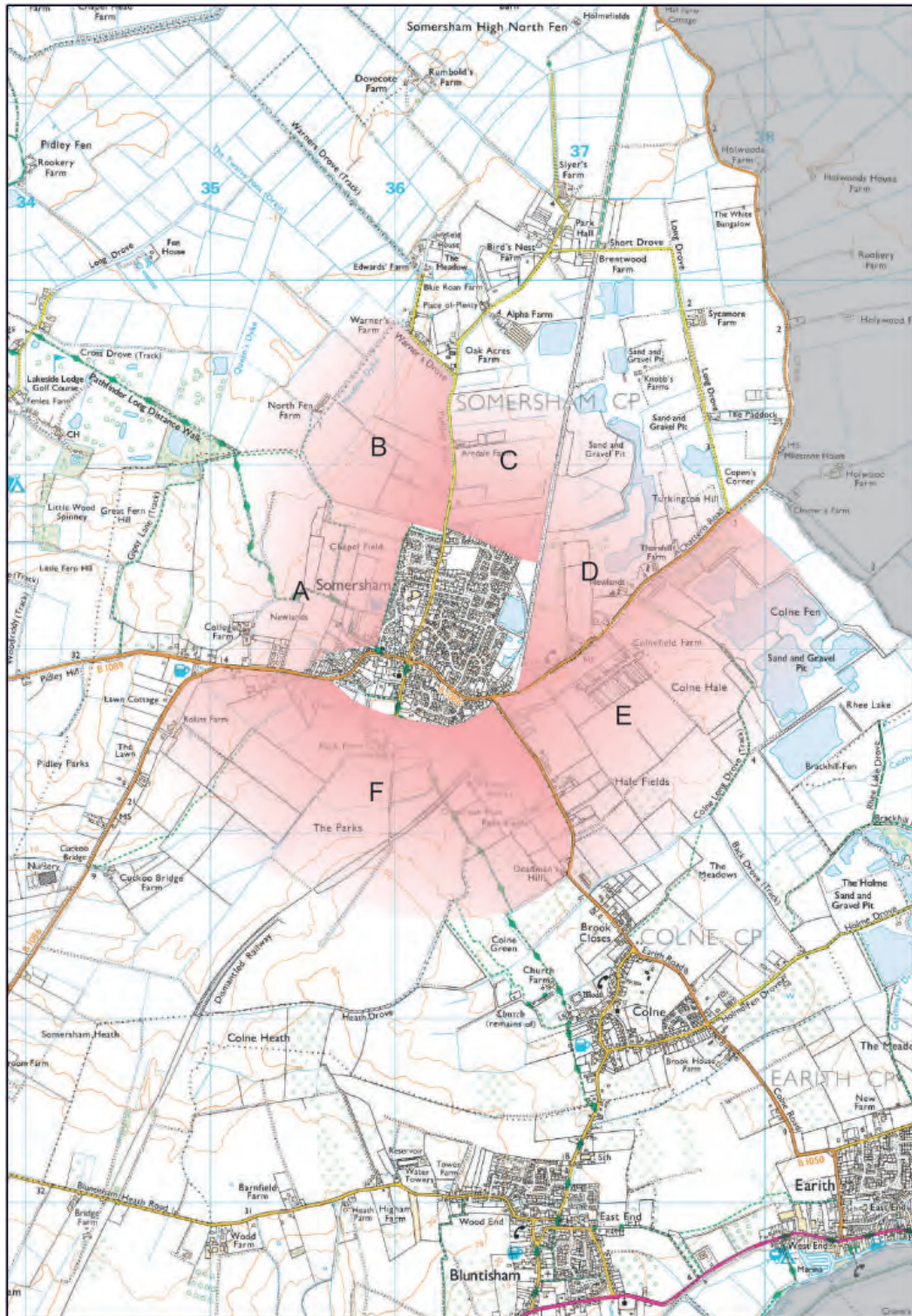
Table 4.47 : Summary of assessment of peripheral capacity for Kimbolton

Broad Area	Assessment Conclusion
<b>Area A: North of Sawtry</b>	This is an extensive area of open countryside and historic greenspace. Development in the area to the north would be visually intrusive and adversely affect the open character of the agricultural landscape which provides an important part of the setting to the village. Development may be appropriate in areas adjacent to the existing village edge, providing they take account of the setting of heritage assets.
<b>Area B: Land east of Sawtry</b>	This is an extensive area mainly comprising open countryside, segregated from the village of Sawtry by the A1. Development in the area would be visually intrusive and adversely affect the open character of the agricultural landscape, although small-scale development around the existing employment area may be appropriate.
<b>Area C: South of Sawtry</b>	This is an extensive area mainly comprising open countryside. The existing settlement edge is well located in relation to landform and existing natural features and development beyond these limits would intrude into areas of open countryside and compromise the setting of the village when approached from the south. Development in the southern part of the site would therefore be too visually intrusive and adversely affect the open character of the agricultural landscape. There may be potential for limited development in the land north of Stanch Hill Bridge which is more accessible to the village, visually well-contained and would not adversely affect the landscape setting of the village.
<b>Area D: Southwest of Sawtry</b>	This is an extensive area of open countryside dominated by the relatively high hills of the Northern Wolds. Development in this area would extend the village south and west onto areas of higher land which would be visually intrusive and inconsistent with the existing character and form of the settlement.
<b>Area E: Northwest of Sawtry</b>	Whilst the landscape character is relatively ordinary, the majority of the area is perceived as an integral part of the wider agricultural landscape to the north west with which it is consistent in character. Development in this area would extend the village beyond existing and well defined limits and encroach upon areas of more elevated and visually open landscape. There may be potential, however, for some development immediately north of Gidding Road which is more visually contained within the wider landscape.



### Somersham

Figure 4.9 Somersham: Peripheral Areas



## 4 Stage B: Develop options and appraise effects

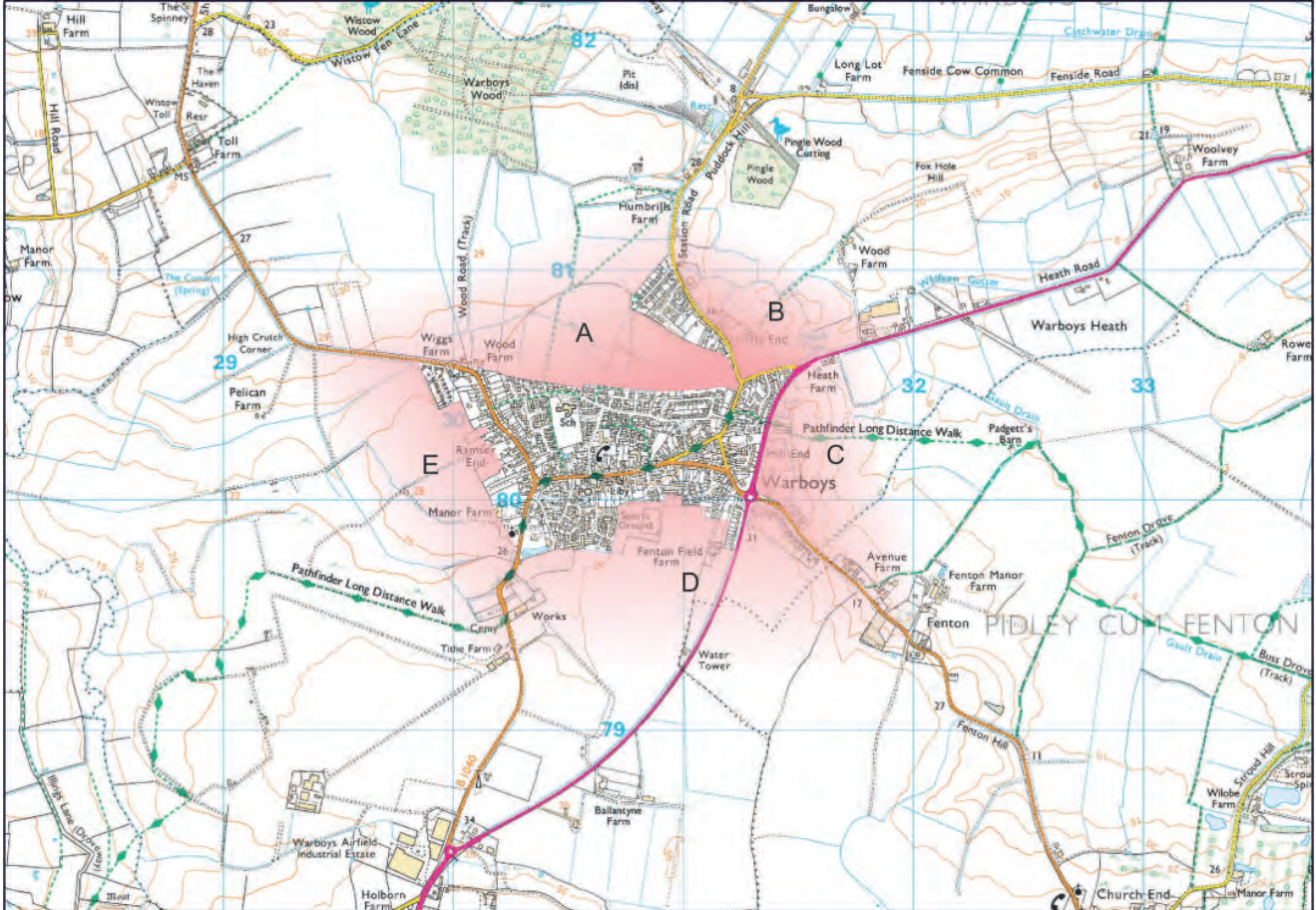
**Table 4.48 : Summary of assessment of peripheral capacity for Somersham**

Broad Area	Assessment Conclusion
<b>Area A: West of Somersham</b>	There is some potential for development in this area, close to existing development. The gap between the industrial estate and The Pasture, and other land closest to the boundaries of existing housing is likely to be able to be accommodated in the landscape given the adjoining development. A significant portion of the land is used for allotments which provide an important facility for the village. As part of the wider countryside the edges of this area help create the rural setting of Somersham and provides links with the wider landscape.
<b>Area B: Northwest of Somersham</b>	This land is not suitable for the growth of Somersham given the existing firm edge provided by the dismantled railway. This land is visually separated from Somersham by the dismantled railway line. Large scale development in this area would have significant landscape effects. The only obvious access would be via Parkhall Road which is already a thoroughfare.
<b>Area C: North of Somersham</b>	This land is visually separated from Somersham. The land is not suitable for urban development given the existing uses at the edge, particularly the Millenium Sports Field. Additional sports facilities may be able to be accommodated within the landscape.
<b>Area D: East of Somersham</b>	There is some potential for development in this area, close to existing development, avoiding the Local Nature Reserve and disused railway. This area contributes to the natural setting of the eastern edge of the village therefore any development would need to be appropriately designed. Access may be an issue unless straightforward access to Chatteris Road can be achieved. Development closer to Chatteris Road is likely to be better able to be accommodated in the landscape than development further north.
<b>Area E: Southeast of Chatteris Rd, Somersham</b>	Given the existing ribbon and private road development in this area, and flood risk, there appears to be little opportunity for additional development close to the village. Residential development further removed from the village would not be seen as a sustainable extension of the village.
<b>Area F: South of Somersham</b>	This land is close to the historic core but the closest parts are unavailable as they are a Scheduled Ancient Monument and immediately beyond this a large area is unsuitable due to flood risk. There is some potential for development in this area, close to existing development, avoiding the scheduled ancient monument and areas of flood risk. The area closest to the historic core that is not excluded by constraints is the football ground. Development beyond this may increasingly have landscape effects as it becomes less likely to be seen as part of the village from a distance.



### Warboys

**Figure 4.10 Warboys: Peripheral Areas**



**Table 4.49 : Summary of assessment of peripheral capacity for Warboys**

Broad Area	Assessment Conclusion
<b>Area A: North of Warboys between B1040 and Station Road</b>	This is an extensive area of open countryside comprising agricultural land that has not been previously developed. It forms the landscape and visual setting for the northern edge of Warboys. It is not subject to flooding or nature conservation constraints and the area most closely related to Warboys village has reasonable access to services. Development could be incorporated within the south-eastern part of the area if a substantial landscape buffer were provided to minimise its visual intrusion into the wider landscape.
<b>Area B: North east of Warboys Station Road to A141 Heath Road</b>	The area mainly comprises agricultural land which has not been previously developed with the exception of a small parcel of land formerly in industrial use. It is at low risk of flooding but has some nature conservation constraints. It forms an important part of the setting of Warboys with the landform falling away to the east making the area highly visible. The former industrial area has potential for careful redevelopment provided further impact is minimised.
<b>Area C: East of Warboys</b>	This is an extensive area of open countryside comprising good agricultural land which is at low risk of flooding. It is visually very open and separated from the village.

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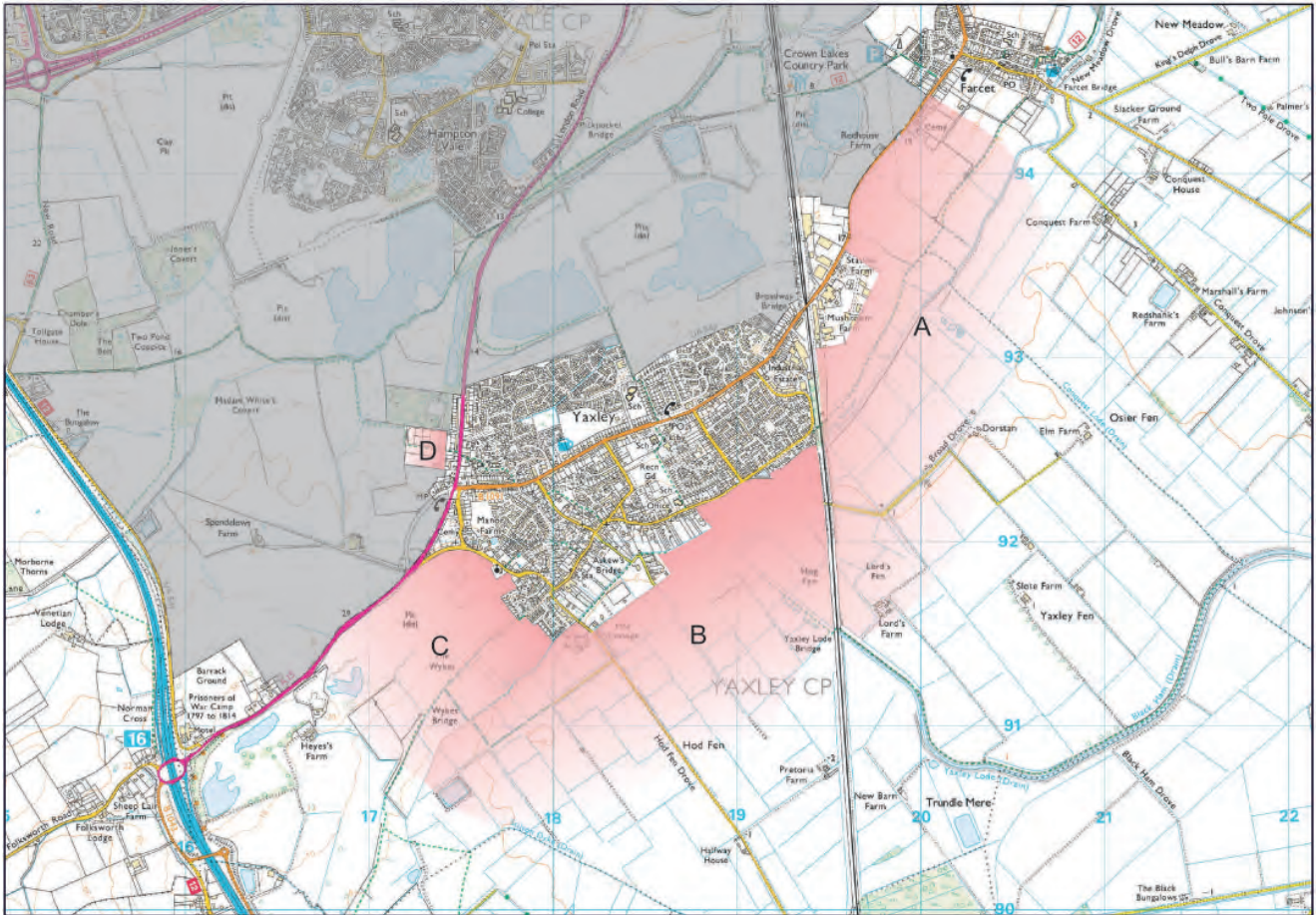
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Broad Area	Assessment Conclusion
<b>Area D: South of Warboys between B1040 Church Road and B1040 Fenton Road</b>	This is a very extensive area of predominantly agricultural land adjoining the southern boundary of Warboys. It is unconstrained by flooding or nature conservation issues and parts of good access to services and facilities. Limited development could be incorporated in the north-eastern part of the area where it could be well integrated into the village.
<b>Area E: West of Warboys</b>	This extensive area comprises good agricultural land with low risk of flooding and no nature conservation constraints. The landform falls away from the village making the area highly visible in long distance views. Development here would be very visually intrusive.



### Yaxley

**Figure 4.11 Yaxley: Peripheral Areas**



**Table 4.50 : Summary of assessment of peripheral capacity for Yaxley**

Broad Area	Assessment Conclusion
<b>Area A: East of Yaxley</b>	The most significant constraint is the grade 1 classified land to the southeast of the area. Drainage relating to the MLC system is also an issue. Availability of services and facilities is limited. There is considered to be no capacity for development in this area.
<b>Area B: Southeast of Yaxley</b>	The most significant constraint is the grade 1 classified land. Drainage relating to the MLC system is also an issue. Although there are important nature conservation designations within 2km of this area they are not thought to constrain the area to any great extent. The landscape and visual setting of the Great Fen along with the very open nature of the land means that development would be likely to have a significant adverse effect on the setting of the Great Fen. Availability of services and facilities is good. There is considered to be no capacity for development in this area.
<b>Area C: Southwest of Yaxley</b>	There are few physical constraints on this area, however it is the significant change that the surrounding area will go through when it is developed as an urban extension for Peterborough that affects this area. The impact of such development is unknown. The area will form a valuable part of physical separation between the urban extension and Yaxley. For these reasons this area is not considered to have potential for development.

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Broad Area	Assessment Conclusion
<b>Area D: West of Yaxley</b>	There are few physical constraints on this area, however it is the significant change that the surrounding area will go through when it is developed as an urban extension for Peterborough that affects this area. The impact of such development is unknown. The area will also form a valuable part of physical separation between the urban extension and Yaxley. For these reasons this area is not considered to have potential for development.

### Site Appraisals

- 4.149** The Stage 2 consultation included a series of draft policies for potential development sites. These policies were based on the site assessments from the draft Huntingdonshire Environmental Capacity Study (ECS) that included sustainability appraisal. The ECS followed the approach of considering sites in and around the larger settlements, but did not look at sites in other villages, known as small settlements, in line with the conclusions from the appraisal of options for the distribution of growth (see 'Strategic options: distribution of growth' above).
- 4.150** The ECS included a two stage assessment process that included sustainability appraisal, as set out above in 'Developing site options'.

### Draft Huntingdonshire Environmental Capacity Study 2012

- 4.151** As part of the preparation work for the Local Plan the Council produced the [Draft Huntingdonshire Environmental Capacity Study 2012](#) which was consulted upon as part of the 'Stage 2' initial options and policies consultation from 31 August 2012 to 23 November 2012.
- 4.152** The study was based to a large extent on the previously produced Strategic Housing Land Availability Assessment (2011) and the draft Employment Land Availability Assessment (2011). The purpose of the study was to demonstrate how, where and to what extent development could be undertaken without giving rise to irreversible damage to Huntingdonshire's environment. It used a two phase approach to the appraisal of broad areas around larger settlements followed by assessment of individual sites that incorporated a draft sustainability appraisal for each site. The two phase approach is detailed above in 'Developing site options'.
- 4.153** The feedback received during consultation on the draft study was used to inform production of the [Huntingdonshire Environmental Capacity Study 2013](#).
- 4.154** As the Draft Huntingdonshire Environmental Capacity Study 2012 (ECS) was the initial assessment of development capacity the sustainability appraisals of individual sites are not included here. However, the tables below set out the sites that were assessed and whether they were taken forward to the Huntingdonshire Environmental Capacity Study 2013.

### Established Employment Area Sites

- 4.155** The draft ECS included a series of parcels of undeveloped land within existing employment areas. Through the development of options for the Local Plan it was decided that these existing employment areas would be safeguarded for employment development and as such any undeveloped parcels of land within them would not need to be allocated in the Local Plan. The decision was then taken to exclude these undeveloped parcels from the Huntingdonshire Environmental Capacity Study 2013.

### Huntingdon Spatial Planning Area

- 4.156** The Huntingdon Spatial Planning Area incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish, but specifically excludes the villages of Great and Little Stukeley.
- 4.157** For full details of the assessment of broad areas and individual site assessments for the Huntingdon Spatial Planning Area see the [Draft Huntingdonshire Environmental Capacity Study 2012 - Huntingdon Spatial Planning Area](#).

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#### Huntingdon Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
North of Ermine Street	Residential led mixed use	Yes, see 'Washingley Farm (North of Ermine Street)'
Washingley Road	Employment	No, within Established Employment Area
Latham Road (North)	Employment	No, within Established Employment Area
Latham Road (South)	Employment	No, within Established Employment Area
Lancaster Way	Employment	No, within Established Employment Area
Percy Road	Employment	No, within Established Employment Area
South of Ermine Street	Residential led mixed use	Yes, see 'South of Ermine Street'
North of Stukeley Road	Employment	No, within Established Employment Area
Stanton Way	Employment	No, within Established Employment Area
Former PSA Site, St Peter's Road	Employment	No, retail development permitted
California Road	Residential	Yes, see 'California Road'
Buttsgrove Way	Residential	No, development had commenced
North of Kingfisher Way	Employment	No, within Established Employment Area
Falcon Way	Employment	No, within Established Employment Area
Forensic Science Laboratory	Residential	Yes, see 'Former Forensic Science Laboratory'
South of Fern Court, Stukeley Road	Residential	Yes, see 'South of Fern Court'
Constabulary Land, Hinchingsbrooke Park Road	Institutional Uses	Yes, see 'Constabulary Land, Hinchingsbrooke Park Road'
West of Railway, Brampton Road	Employment	Yes, see 'West of Railway, Brampton Road'
George Street/ Ermine Street	Mixed Use	Yes, see 'George Street/ Ermine Street'
Huntingdon Telephone Exchange	Residential	Yes, see 'Huntingdon Telephone Exchange'
Former Hospital, Primrose Lane	Residential	No, development had commenced
Chequers Court	Retail	Yes, see 'Chequers Court'
Huntingdon Fire Station	Residential	Yes, see 'Huntingdon Fire Station'
Huntingdon Bus Station	Retained with additional retail	Yes, see 'Huntingdon Bus Station'
St Mary's Street	Residential	Yes, see 'St Mary's Street'
Red Cross and Spiritualist Church	Residential	Yes, see 'Red Cross Site and Spiritualist Church'
Gas Depot, Mill Common	Residential	Yes, see 'Gas Depot, Mill Common'
Tyrell's Marina	Residential led mixed use	Yes, see 'Tyrell's Marina'



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### Alconbury Sites

Site	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Early Airfield Plateau, Alconbury Airfield	Yes, see 'Early Airfield Plateau, Alconbury Airfield'
Northern Hangers and Bomb Store, Alconbury Airfield	Yes, see 'Northern Hangers and Bomb Store, Alconbury Airfield'
Northwestern Airfield and Brooklands Farm, Alconbury Airfield	Yes, see 'Northwestern Airfield and Brooklands Farm, Alconbury Airfield'
WWII Runway Ridge, Alconbury Airfield	Yes, see 'WWII Runway Ridge, Alconbury Airfield'
Cartwright's Farm/ Owl End	Yes, see 'Cartwright's Farm/ Owl End'
Great Stukeley and Park	Yes, see 'Great Stukeley and Park'
Grange Farm Farmland	Yes, see 'Grange Farm Farmland'
Ermine Street Urban Fringe	Yes, see 'Washingley Farm (North of Ermine Street)'

### Brampton Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
RAF Brampton	Residential led mixed use	Yes, see 'Brampton Camp (RAF Brampton)'
Land south of RAF Brampton	Residential	Yes, see 'Land south of RAF Brampton'
Park View Garage	Employment	Yes, see 'Park View Garage'

### Godmanchester Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
The Gables, Earning Street	Residential	Yes, see 'The Gables, Earning Street'
Bearcroft Farm	Residential led mixed use	Yes, see 'Bearcroft Farm'
Wigmore Farm Buildings	Residential	Yes, see 'Wigmore Farm Buildings'
North of Clyde Farm	Residential	Yes, see 'North of Clyde Farm'

### St Neots Spatial Planning Area

- 4.158** The St Neots Spatial Planning Area incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1.
- 4.159** For full details of the assessment of broad areas and individual site assessments for the St Neots Spatial Planning Area see the [Draft Huntingdonshire Environmental Capacity Study 2012 - St Neots Spatial Planning Area](#).

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#### St Neots Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Potton Road	Residential	Yes, see 'Potton Road'
Loves Farm Reserved Site	Residential	Yes, see 'Loves Farm Reserved Site'
Former Youth Centre, Priory Road	Residential	Yes, see 'Former Youth Centre, Priory Road'
Huntingdon Street	Residential led mixed use	Yes, see 'Huntingdon Street'
St Neots Fire Station and Vacant Land	Residential	Yes, see 'St Neots Fire Station and Vacant Land'
Regional College and Adjoining Land	Residential led mixed use	Yes, see 'Former Swimming Pool (Regional College and Adjoining Land)'
St Mary's Urban Village	Residential led mixed use	Yes, see 'St Mary's Urban Village'
Old Fire Station Site	Leisure led mixed use	No, development had commenced
TC Harrison Ford	Residential led mixed use	Yes, see 'TC Harrison Ford'
King's Lane Garage	Residential	No, development had commenced
Cromwell Road Car Park	Residential	Yes, see 'Cromwell Road Car Park'
Cromwell Road (North)	Employment	No, but larger site re-appraised in 'Environmental Capacity Study: Additional site assessments 2013', see 'Cromwell Road North'
Alpha Drive	Employment	No, within Established Employment Area

#### Little Paxton Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Bydand Lane	Residential	No, development had commenced

#### St Ives Spatial Planning Area

**4.160** The St Ives Spatial Planning Area incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Houghton and Wyton, Fenstanton, and Holywell-cum-Needingworth where the built-up area of St Ives extends into them and/ or development is allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.

**4.161** For full details of the assessment of broad areas and individual site assessments for the St Ives Spatial Planning Area see the [Draft Huntingdonshire Environmental Capacity Study 2012 - St Ives Spatial Planning Area](#).

#### Ramsey Spatial Planning Area

**4.162** As Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood.

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**4.163** For full details of the assessment of broad areas and individual site assessments for the Ramsey Spatial Planning Area see the [Draft Huntingdonshire Environmental Capacity Study 2012 - Ramsey Spatial Planning Area](#).

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
St Mary's Road	Employment	Yes, see 'St Mary's Road'
South of the Foundry, Factory Bank	Employment	Yes, see 'South of the Foundry, Factory Bank'
Ramsey Gateway	Residential	Yes, see 'Ramsey Gateway'
Ramsey Gateway (High Lode)	Residential	Yes, see 'Ramsey Gateway (High Lode)'
Stocking Fen Road	Employment	No, within Established Employment Area
Whytefield Road	Residential	Yes, see 'Whytefield Road'
Ramsey Bowls and Golf Club	Residential	Yes, see 'Ramsey Bowls and Golf Club'
Adjacent Unit 5, Bury Road	Residential	No, development had commenced
RAF Upwood and Upwood Hill House	Residential led mixed use	Yes, see 'Former RAF Upwood and Upwood Hill House'

## Key Service Centres and Other Locations

**4.164** For full details of the assessment of broad areas and individual site assessments for the Key Service Centres and other locations see the [Draft Huntingdonshire Environmental Capacity Study 2012](#).

### Buckden Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Land off Mayfield	Residential	Yes, see Land East of A1

### Fenstanton Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Between A14 and Dairy Factory	Residential	Yes, see Cambridge Road
Ivy Nursery	Residential	Yes, see Ivy Nursery
Lakeside Technology Park	Employment	No, within Established Employment Area

### Kimbolton Sites

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Harvard industrial Estate	Employment	No, within Established Employment Area
West of Station Road	Residential	Yes, see West of Station Road

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#### Little Staughton Airfield

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Little Staughton Airfield	Employment	No, within Established Employment Area

#### Sawtry

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
North of Tort Hill	Employment	Yes, see East of Brookside
East of Glebe Farm	Residential	Yes, see East of Glebe Farm
Chapel End	Residential	Yes, see West of St Andrew's Way
South of St Andrew's Way	Residential	Yes, see South of St Andrews Way
Gidding Road	Residential	No, development had commenced
Old Great North Road	Employment	No, within Established Employment Area
Bill Hall Way	Employment	Yes, see Bill Hall Way

#### Somersham

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Newlands, St Ives Road	Residential led mixed use	Yes, see Newlands, St Ives Road
Rectory Lane	Residential	Yes, see The Pasture

#### Warboys

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Woodlands	Residential	No, part developed remaining site below threshold
Land South of Farrier's Way	Residential	Yes, see South of Farrier's Way

#### Wyton on the Hill

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
North of Bath Crescent	Residential led mixed use	Yes, see 'North of Bath Crescent, Wyton on the Hill'
North of Sawtry Way	Residential	No, no longer available
Airside, Southeast of A141	Residential led mixed use	Yes, see 'Airside, Southeast of A141, Wyton on the Hill'

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### Yaxley

Site	Proposed Use	Taken forward in 'Huntingdonshire Environmental Capacity Study 2013'?
Askew's Lane	Residential	Yes, see Askew's Lane
Land including Snowcap Mushrooms, Mere View	Residential	Yes, see Land including Snowcap Mushrooms, Mere View
Yax Pax	Employment	Yes, see Yax Pax
Eagle Business Park (Phase 2)	Employment	Yes, see Eagle Business Park (Phase 2)

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### Huntingdonshire Environmental Capacity Study 2013

- 4.165** As part of the on-going preparation work for the Local Plan the Council produced the Huntingdonshire Environmental Capacity Study which was consulted upon as part of the 'Stage 3' Draft Local Plan consultation from 31 May 2013 to 26 July 2013.
- 4.166** As with the 'Draft Huntingdonshire Environmental Capacity Study 2012', detailed above the study was produced in order to demonstrate how, where and to what extent development could be undertaken without giving rise to irreversible damage to Huntingdonshire's environment. It assessed individual sites and the availability of services and employment to meet the needs of potential residents as well as landscape and environmental implications of potential development.

### Strategic Expansion Locations

- 4.167** The study appraised 3 sites that were referred to as Strategic Expansion Locations:

1. Alconbury Weald, which was divided up into seven sub areas;
  - i. Early Airfield Plateau, Alconbury Airfield;
  - ii. Northern Hangers and Bomb Store, Alconbury Airfield;
  - iii. Northwestern Airfield and Brooklands Farm, Alconbury Airfield
  - iv. WWII Runway Rideg, Alconbury Airfield;
  - v. Cartwright's Farm/ Owl End;
  - vi. Great Stukeley and Park; and
  - vii. Grange Farm Farmland
2. St Neots Eastern Expansion; and
3. Wyton on the Hill, which was divided into three sub areas;
  - i. Wyton Airfield and Wyton on the Hill;
  - ii. North of Bath Crescent, Wyton on the Hill; and
  - iii. Airside, Southeast of A141, Wyton on the Hill.



### Alconbury Weald

**4.168** This 575ha site comprises the former Alconbury airfield and land at Grange Farm to the north of Huntingdon. It was originally assessed and presented in the 'Draft Huntingdonshire Environmental Capacity Study 2012'. It was subsequently assessed and presented in the Huntingdonshire Environmental Capacity Study 2013. It was proposed for a mix of uses comprising approximately 5000 homes, 150ha of employment land providing at least 290,000m<sup>2</sup> employment floorspace, approximately 4,200m<sup>2</sup> retail floorspace, educational and community facilities, strategic green infrastructure incorporating publicly accessible natural green space and other open space and transport infrastructure improvements.

**Table 4.51 : Sustainability appraisal of Alconbury Weald**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The site is a mixture of previously developed land, grade 2 and 3 agricultural land, runway hardstanding and buildings. The site is generally perceived as being previously developed land. The site is of a sufficient scale to incorporate a full range of densities including higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be significant opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Several CWS lie within or adjacent to the site. Given the scale of the site potential exists to incorporate sensitive areas into strategic green infrastructure. Protected species are known to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has considerable capacity for development; careful management will be required to ensure it has a positive impact on the surroundings.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and

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SA Objective	Decision Aiding Question	Impact	Commentary
			accommodate heritage assets as part of the development. This would include the Grade II listed control tower, watch tower and briefing room.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the scale of development envisaged.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the scale of development it is expected that some level of light, noise and other forms of pollution will result.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire site is within an area of search for waste purposes, however given the size of the site it is anticipated that any development could be accommodated without affecting other uses. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	New open space and outdoor sports facilities would be required within the site.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Cultural and social activities facilities would be required within the site.
SA 14	Will the site provide an increase in residential accommodation?	+	The site will provide a substantial increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Given the anticipated scale of development a wider range of housing types and tenures could be accommodated.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	A range of social and community services would be required within the site.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment opportunities already exist within 2kms of the Alconbury Weald site; the designated enterprise zone offers potential for a substantial concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The designated enterprise zone offers potential for a significant investment in employment opportunities with a target of 8000 jobs.
SA 20	Is the site within 600m of a primary school?	+	A number of primary schools and a secondary school would be required to meet demand from the proposed scale of development.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 21	Is the site within 400m of a bus stop?	+	The nearest bus stops are situated in the Stukeleys. Development of this scale would require additional bus routes. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This large area comprises a mixture of previously developed and agricultural land and incorporates the enterprise zone designated in 2011. Given the size of the site it is possible to address most issues internally and set land aside for a mix of uses including strategic green infrastructure. Transport infrastructure constraints may be able to be addressed in phases as development progresses to ensure new technologies can be responded to and incorporated where feasible and appropriate.</p>			

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## Early Airfield Plateau, Alconbury Airfield

Table 4.52 : Sustainability appraisal of Early Airfield Plateau, Alconbury Airfield

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	More than half the site is PDL, including runway hardstanding and buildings and some higher density development could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Hermitage Wood CWS is within 200m of the site. Protected species are known to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has considerable capacity for development without impacting on the surrounding landscape provided development is carefully managed.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development. This would include the Grade II listed control tower, watch tower and briefing room.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/ networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that cultural or social activities facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	It is anticipated that the site will provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Given the anticipated scale of development on the entire site, it should be possible to provide for a range of housing options.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
Summary: This large site is expected to provide future employment areas and possibly some future residential areas. There are no constraints relating to flooding but there are heritage assets.			

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## Northern Hangers and Bomb Store, Alconbury Airfield

**Table 4.53 : Sustainability appraisal of Northern Hangers and Bomb Store, Alconbury Airfield**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	More than half the site is PDL, including runway hardstanding and buildings and some higher density development could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Long Coppice CWS lies adjacent to the site. Protected species are known to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has considerable capacity for development without impacting on the surrounding landscape provided development is carefully managed.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that facilities for cultural or social activities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	It is anticipated that the site will provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Given the anticipated scale of development on the entire site, it should be possible to provide for a range of housing options.
SA 16	Will development help to make the area safer?	~	New development is unlikely to effect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 20	Is the site within 600m of a primary school?	+	Due to scale of the site primary schools are expected to be provided on site.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<b>Summary:</b> This large site is expected to provide future employment and residential areas. There are no constraints relating to flooding but there are heritage assets. Green infrastructure could be incorporated into development.			

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## Northwestern Airfield and Brooklands Farm, Alconbury Airfield

**Table 4.54 : Sustainability appraisal of Northwestern Airfield and Brooklands Farm, Alconbury Airfield**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	This part is not pdl. More than half the site is Grade 2 agriculture land and higher density development is not appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Little Leys Wood CWS is adjacent to the site. Protected species could exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The site has limited capacity to accommodate development without impacting on the surrounding landscape provided.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that cultural or social activities facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	-	It is not anticipated that this part will provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is not anticipated that this part will address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is not anticipated that employment opportunities will be provided by this part.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development, though not on this particular site.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> More than half this part of the site comprises grade 2 agricultural land. It is widely visible from surrounding areas therefore has limited capacity to accommodate development. Creating a strong wooded backdrop to any development would help mitigate impacts but development here is likely to remain sensitive and visually prominent.</p>			

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## WWII Runway Rideg, Alconbury Airfield

**Table 4.55 : Sustainability appraisal of WWII Runway Ridge, Alconbury Airfield**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	More than half the site is PDL, including runway hardstanding. The land is classed as non-agricultural. Higher density development would not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 2km of the Great Stukeley Railway Cutting SSSI. Protected species are known to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The site has limited capacity for development without impacting on the surrounding landscape provided development is carefully managed.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that facilities for cultural or social activities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	~	Subject to others factors the site could potentially provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Should development of a sufficient scale proceed on the site, it should be possible to provide for a range of housing options.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	It is anticipated that some employment opportunities will be available on this particular site.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The elevated and open character of this site means it has limited capacity for development. It is also important in forming a skyline from many surrounding landscapes and views. The Enterprise Zone designation forms part of this site and development associated with this would be visually sensitive.</p>			



### Cartwright's Farm/ Owl End

**Table 4.56 : Sustainability appraisal of Cartwright's Farm/ Owl End**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	This part is not PDL. More than half the site is Grade 2 agricultural land and development is not appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of the Great Stukeley Railway Cutting SSSI. Protected species may exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site does not have capacity for development without impacting on the surrounding landscape.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that cultural or social activities facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	-	It is not anticipated that this part will provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is not anticipated that any particular housing equality issue will be addressed.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is not anticipated that employment opportunities will be available on this part of the site.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development but not on this particular site.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> Potential to accommodate development in this area is limited due the proximity of existing settlements of Owl End and Great Stukeley and the visual sensitivity of elevated land in the north which is visible from the wider landscape.			

### Great Stukeley and Park

**Table 4.57 : Sustainability appraisal of Great Stukeley and Park**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	More than half the site is located on grade 3 agricultural grassland and not PDL. Development is not considered appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of the Great Stukeley Railway Cutting SSSI. Protected species may exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The site does not have capacity for development without impacting on the surrounding landscape.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that facilities for cultural or social activities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	-	It is not anticipated that the site will provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is not anticipated that a particular housing equality issue will be addressed.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is not anticipated that employment opportunities will be available on this part of the site.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development but not on this particular site.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> This area has no potential for development due to the sensitivities associated with maintaining the character and setting of Green End and Great Stukeley as well as retaining the important landscape features including protected trees, ridge and furrow, mature hedgerows, parkland and small scale pasture fields.			

### Grange Farm Farmland

**Table 4.58 : Sustainability appraisal of Grange Farm Farmland**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is predominantly agricultural land. Higher density development is unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Majority of site is in flood zone 1 and not in rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to link into, and form part of, the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site abuts the Great Stukeley Railway Cutting SSSI. Protected species may exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has capacity for development without impacting on the surrounding landscape provided development is carefully managed.
SA 7	Will development impact on heritage assets or their settings?	~	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that there will be opportunities to promote and accommodate heritage assets as part of the development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Decentralised low carbon energy sources/networks should be given detailed consideration in light of the overall scale of development envisaged at the entire Alconbury Weald site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is expected that some level of light, noise and other forms of pollution will result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The entire Alconbury Weald site is within an area of search for waste purposes, however, given the size of the site it is anticipated that any development could be accommodated without affecting other uses.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that facilities for cultural or social activities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	~	Subject to others factors, the site could potentially provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Should development of a sufficient scale proceed on the site, it should be possible to provide for a range of housing options.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	+	Given the overall scale of development envisaged at the entire Alconbury Weald site, it is anticipated that a range of social and community services will be provided.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 20	Is the site within 600m of a primary school?	+	It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on the site. It is anticipated that a mix of uses would be provided across the Alconbury Weald site as part of any proposed development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	



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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This area constitutes a 'greenfield' development site. Care should be taken to maintain a gap between development and the settlement at Green End. The area has development potential, with the northernmost part of this site forming part of the enterprise zone.</p>			

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### Eastern Expansion, St Neots

**4.169** This 224ha site is located to the east of Loves Farm and the east coast mainline railway, St Neots. It was originally assessed and presented in the 'Draft Huntingdonshire Environmental Capacity Study 2012'. It was subsequently assessed and presented in the Huntingdonshire Environmental Capacity Study 2013. It was proposed for a mix of uses comprising approximately 3700 homes, 25ha of employment land providing, approximately 4,200m<sup>2</sup> retail floorspace, educational and community facilities, strategic green infrastructure incorporating publicly accessible natural green space and other open space and transport infrastructure improvements.

**Table 4.59 : Sustainability appraisal of Eastern Expansion, St Neots**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	This is a large greenfield site. This is Grade 2 agricultural land. Some higher densities will be appropriate on parts closer to the town centre and close to the new retail area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Areas around the three brooks which flow east to west are within flood zones 2 and 3a. There is no rapid inundation zone affecting the land. North of Cambridge Rd a flood attenuation pond has been created to serve that area and Loves Farm. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	The site is not within 300m of accessible natural green space of 2ha or more. The St Neots Eastern Expansion UDF identifies how development should create new strategic green space and link into the wider green space network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site does not lie within the threshold distances of any wildlife site but is within 2km of St Neots Common which is an SSSI. There is potential for protected species on site (despite intensive agricultural use) due to field boundaries, margins, and brooks.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
SA6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of this land will create a new urban landscape. The land is visible from many public viewpoints including from Cambridge Rd, A428 and Potton Rd and currently has an open rural character. An existing overhead transmission line is visible from many points. The St Neots Eastern Expansion UDF includes advice on designing with the landscape and building around the shallow vales. Green grids can be created to provide north-south linkages with the green vales.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as the northern part of the site is adjacent a listed building (Tithe Farm) the remainder is not near any evident heritage assets however there is potential for archaeological finds, and the landscape features have some heritage value.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	There is potential and the St Neots Energy Study 2010 provides recommendations for a low carbon energy supply.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas here.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Due to the scale of development there are likely to be impacts from light and noise.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Partially within the Marston Road Waste Consultation Area. Consideration should be given to avoiding residential development within this WCA.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste pollution and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Due to scale of the site, provision of open space will be integral to development. The site is within 500m of existing open space but this is separated from the site by the railway line. The St Neots Eastern Expansion UDF identifies that the district and local centre could have sports facilities in association with a primary school. There are existing football pitches at the St Neots FC ground within an 800m radius of parts of the site.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	It will be necessary to provide some facilities on site.
SA 14	Will the site provide an increase in residential accommodation?	+	This site has the potential to provide for a significant increase in housing.
SA 15	Will development address a particular housing equality issue?	+	Large amounts of affordable housing should be provided and other particular needs may be addressed.
SA 16	Will development help to make the area safer?	~	There are likely to be some benefits from development, although particular attention will be needed on design.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 17	Is the site within 400m of a food shop?	~	Due to scale of the site provision for these is expected within the area.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are concentrations of employment within 2km of much of the site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment areas will be incorporated in development. The St Neots Eastern Expansion UDF identifies that there are three general employment areas, two sites along Cambridge Road and a third site in the south of the site adjacent to the A428. There is also provision for a district and a local commercial centre.
SA 20	Is the site within 600m of a primary school?	+	Two primary schools together with a number of shops and a health centre should be located in the area. The Roundhouse primary school will also serve the area, and part of the site north of Cambridge Rd is within 600m.
SA 21	Is the site within 400m of a bus stop?	~	Bus routes may be altered to serve a new development of this scale. It is known that improvements to the A428 are necessary. Due to the scale of the site a mix of uses is required. The concept in the St Neots Eastern Expansion UDF includes provision for retail, industrial, warehousing, and offices. Some parts are specifically identified as mixed use areas which may provide for offices, light industrial and live-work premises.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This large area raises key sustainability issues as it is a greenfield site and development will have landscape impacts. However, given the size it is possible to address most issues and set land aside for a mix of uses including open space.</p>			

### Wyton on the Hill

**4.170** This 285ha site comprises land around Wyton airfield and Wyton on the Hill. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. The site boundary was amended to exclude two areas of land between the existing RAF Wyton and the B1090 and was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was originally proposed for a mix of uses comprising approximately 1,765 homes and 80ha of employment land. This was subsequently amended to comprise approximately 3,750 homes, 10ha of employment land, 3,000m<sup>2</sup> retail floorspace, primary school provision, community facilities, strategic green space and open space.

### Wyton Airfield and Wyton on the Hill

**Table 4.60 : Sustainability appraisal of Wyton Airfield and Wyton on the Hill**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	Most of the land is previously developed although there are some areas within the site that are undeveloped. The land is classed as non-agricultural. Higher densities would be appropriate for some of the land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land is within flood zone 1 and so is at the lowest risk of flooding. It is outside areas of rapid inundation. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Provision of natural green space is envisaged as part of redevelopment of Wyton Airfield. There are considered to be opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a County Wildlife site within 200m. There is considered to be potential for protected species to be present on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Site has some visual sensitivity but could offer opportunities to positively contribute to the landscape and townscape.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	Site is likely to contain heritage assets; a master plan would offer the opportunity to ensure these are preserved.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The potential for decentralised energy should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development adjoins open countryside, mitigation required against potential sources of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There is open space within 500m. There is currently no outdoor sports provision nearby. Both open space and outdoor sports facilities would be expected as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Facilities would be expected to be part of development.
SA 14	Will the site provide an increase in residential accommodation?	+	Development of the site would be predominantly residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The capacity of the site allows for affordable housing to be provided on site.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Access to services is currently limited but a food store and health care facilities would be expected as part of redevelopment.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Employment uses exist nearby and are envisaged as part of development of sites nearby.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment uses exist nearby and are envisaged as part of development of sites nearby.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of Wyton-on-the-Hill primary school. Due to the potential scale of the site additional provision would be incorporated.
SA 21	Is the site within 400m of a bus stop?	~	Bus services stop outside the main entrance but are not within 400m. There is potential for significant public transport provision including potential to link the site to the Busway. The extent of any transport
	Is the site free of known major transport infrastructure constraints?	~	



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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	constraints is not currently known. A mix of uses are proposed.
<p><b>Summary:</b> This large area comprises a mixture of previously developed and agricultural land. It immediately adjoins Wyton-on-the-Hill and RAF Wyton and appropriate integration and screening will be required. Given the size of the site it is possible to address most issues internally and set land aside for a mix of uses including strategic green infrastructure. Transport infrastructure constraints may be able to be addressed in phases as development progresses to ensure new technologies can be responded to and incorporated where feasible and appropriate.</p>			

# 4 Stage B: Develop options and appraise effects

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### North of Bath Crescent, Wyton on the Hill

**Table 4.61 : Sustainability appraisal of North of Bath Crescent**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	Most of the land is previously developed, although there are some areas that are undeveloped. It is classed as non-agricultural. Higher densities are likely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land is within flood zone 1 and so is at the lowest risk of flooding. It is outside areas of rapid inundation. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Provision of natural green space is envisaged as part of redevelopment. There are considered to be opportunities to link with the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land has some landscape sensitivity but is considered to offer opportunities to positively contribute to townscape
SA 7	Will development impact on heritage assets or their settings?	~	There are likely to be heritage assets but a comprehensive survey has not been completed.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	There is potential for decentralised low carbon energy sources or networks which should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management areas.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Land adjoins open countryside; mitigation would be required against any potential pollution.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There is open space within 500m. There is currently no outdoor sports facility within 800m. Both open space and outdoor sports facilities would be expected as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Facilities would be expected as part of redevelopment.
SA 14	Will the site provide an increase in residential accommodation?	+	Redevelopment would be predominantly residential.
SA 15	Will development address a particular housing equality issue?	+	The scale of proposed development would mean that affordable housing would be provided.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Access to services is currently limited, but a food store and health care provision would be expected as part of redevelopment.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There is expected to be substantial employment opportunities provided as part of redevelopment.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	There is expected to be substantial employment opportunities provided as part of redevelopment.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of Wyton-on-the-Hill primary school.
SA 21	Is the site within 400m of a bus stop?	~	There are currently no bus stops nearby, but extensive public transport provision is expected as part of redevelopment. The full extent of transport infrastructure constraints is currently not known. Although a mix of uses is proposed this land is likely to be mostly residential.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This land predominantly comprises previously developed land with limited flooding and nature conservation constraints. Located in the eastern part of the airfield, this area comprises mainly open grassland. There is some visual sensitivity but has no environmental designations affecting it.</p>			

# 4 Stage B: Develop options and appraise effects

## Airside, Southeast of A141, Wyton on the Hill

Table 4.62 : Sustainability appraisal of Airside, Southeast of A141

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	Most of the land is previously developed, although there are some quite large areas that are undeveloped. It is classed as non-agricultural. Higher densities are likely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land is within flood zone 1 and so is at the lowest risk of flooding. It is outside areas of rapid inundation. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Provision of natural green space is envisaged as part of redevelopment. There are considered to be opportunities to link with the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 200m of a County Wildlife site. There is potential for protected species to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	High visual sensitivity on the southwest part of the site, less visual sensitivity on northeast of site. Opportunities for significant woodland structural planting which would help to mitigate effects of development and significantly increase the capacity of this area to accommodate development.
SA 7	Will development impact on heritage assets or their settings?	~	There are likely to be heritage assets but a comprehensive survey has not been completed.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	There is potential for decentralised low carbon energy sources or networks which should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management areas.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Land adjoins open countryside; mitigation would be required against any potential pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There is open space within 500m. There is currently no outdoor sports facility within 800m. Both open space and outdoor sports facilities would be expected as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Facilities would be expected as part of redevelopment.
SA 14	Will the site provide an increase in residential accommodation?	+	Redevelopment would be predominantly residential.
SA 15	Will development address a particular housing equality issue?	+	The scale of proposed development would mean that affordable housing would be provided.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Access to services is currently limited, but a food store and health care provision would be expected as part of redevelopment.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There is expected to be substantial employment opportunities provided as part of redevelopment.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	There is expected to be substantial employment opportunities provided as part of redevelopment.
SA 20	Is the site within 600m of a primary school?	~	Currently not within 600m of a primary school, but provision would be expected as part of redevelopment.
SA 21	Is the site within 400m of a bus stop?	~	There are currently no bus stops nearby, but extensive public transport provision is expected as part of redevelopment. The full extent of transport infrastructure constraints is currently not known. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This site predominantly comprises previously developed land with limited flooding and nature conservation constraints. Located in the northwestern part of the airfield, this area offers an opportunity for development on the airfield site while potentially adding woodland and open space which would act as a local environmental asset.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdon Spatial Planning Area

**4.171** The Huntingdon Spatial Planning Area incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish, but specifically excludes the villages of Great and Little Stukeley.

## Huntingdon Sites

**4.172** Sites in and around Huntingdon assessed in the 'Huntingdonshire Environmental Capacity Study 2013':

'Washingley Farm (North of Ermine Street)  
'South of Ermine Street'  
'California Road'  
'Former Forensic Science Laboratory'  
'South of Fern Court'  
'Constabulary Land, Hinchingsbrooke Park Road'  
'West of Railway, Brampton Road'  
'George Street/ Ermine Street'  
'Chequers Court'  
'Huntingdon Fire Station'  
'St Mary's Street'  
'Red Cross Site and Spiritualist Church'  
'Gas Depot, Mill Common'  
'Tyrell's Marina'  
'Main Street, Hartford'  
'Hinchingsbrooke Hospital'  
'Hinchingsbrooke Country Park Extension'  
'Huntingdon Telephone Exchange'  
'Huntingdon Bus Station'  
'Lodge Farm'



### Washingley Farm (North of Ermine Street)

**4.173** This 33ha site is located to the west of Ermine Street Business Park, Huntingdon. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012 when it was known as 'North of Ermine Street'. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses comprising approximately 400 homes, 2ha of employment land and 16.5ha of strategic green infrastructure/ publicly accessible green space.

**Table 4.63 - Sustainability Appraisal of Washingley Farm (North of Ermine Street)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. Classed as grade 2 agricultural land. Higher Densities may be appropriate for parts of this land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies within flood zone 1 and is therefore at the lowest risk of flooding. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Due to the size of the site and its location accessible green space and strategic green infrastructure are expected to be available on site
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Great Stukeley Railway Cutting SSSI is approximately 600m east of the site. Potential for protected species on site due to field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land has capacity for development without impacting on the surrounding landscape provided development is carefully managed.
SA 7	Will development impact on heritage assets or their settings?	~	No visible heritage assets on the land or nearby however, there may be potential for archaeological remains.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the scale of proposed development there is potential for decentralised energy which should be investigated
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may adversely affect surrounding countryside as parts are visible from some distance in a number of directions.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	There are no areas of search for waste purposes nearby.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitment in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	~	Poor accessibility to open space and social activities but may be provided on site.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are no facilities where cultural or social activities can be accessed nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is anticipated as part of the mix of uses.
SA 15	Will development address a particular housing equality issue?	+	The scale of development anticipated should mean that housing equality issues can be addressed.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.
SA 17	Is the site within 400m of a food shop?	-	Poor accessibility to services.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There is access to a wide range of businesses nearby.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed as part of a mix of uses.
SA 20	Is the site within 600m of a primary school?	~	It is anticipated that a primary school would be provided on the South of Ermine Street site.
SA 21	Is the site within 400m of a bus stop?	+	Buses serve adjacent Ermine Business Park. Access is currently limited and would require significant upgrading which would need co-ordination with potential residential development to the south. There are also junction capacity issues nearby that would also need addressing.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This land has good accessibility to existing employment areas and there are no constraints relating to flooding or heritage assets nor are there known protected species on site; although some have been identified at nearby Green End. However, it is greenfield land and does not have good accessibility to existing services and facilities. This issue could be negated somewhat by the proposed residential development and associated works on land south of Ermine Street.</p>			

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### South of Ermine Street

**4.174** This 54.2ha site is located to the south of Ermine Street and the Ermine Street Business Park, Huntingdon. It was assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for a mix of uses comprising approximately 1,150 homes, 800m<sup>2</sup> retail, 600m<sup>2</sup> public house/ restaurant, a primary school and community facilities.

**Table 4.64 - Sustainability Appraisal of South of Ermine Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. Predominantly grade 3 land. Higher densities may be appropriate for parts of development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	The Detailed WCS identifies works required to enable development.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The majority of the site is not prone to flooding although a small portion on the western edge is within the 1:100 year flood zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Long Moore Baulk is within 300m from the southern edge of the site but accessibility is restricted by the A141.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1.2km of Great Stukeley railway cutting SSSI. Potential for protected species despite intensive agricultural use as field boundaries and margins will provide suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend the built form into the countryside.
SA 7	Will development impact on heritage assets or their settings?	-	Negative impact on historic ridge and furrow patterns.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The scale and anticipated uses could take advantage of planned opportunities for decentralised low carbon energy sources.
SA 9	Is the site outside or adjacent to an air quality management area?	~	The A14 and A141 both border the site so mitigation against noise, light and air pollution issues maybe required.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may affect surrounding countryside.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Provision of open space and sports facilities should be integral to the development.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	No such facility available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Proposed development would result in a major net increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a wide range of housing needs.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect crime or safety.
SA 17	Is the site within 400m of a food shop?	~	Local services may be provided within development.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a wide range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The variety of uses would provide employment opportunities.
SA 20	Is the site within 600m of a primary school?	~	Primary school anticipated as part of potential development.
SA 21	Is the site within 400m of a bus stop?	~	Buses may be diverted into a site of this scale and other community facilities integrated. The capacity of the A14 and junctions nearby are constraints.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This is a large greenfield site with few constraints to development. Due to the scale of the site, a number of services and facilities would be expected to be incorporated to meet the daily needs of the local community. A comprehensive approach will be required to secure the infrastructure needed to support a development of this scale. The site is of limited biodiversity value and comprises grade 3 agricultural land. It is highly visible and significant landscaping would be required which has potential to provide new wildlife habitats.</p>			

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### California Road

**4.175** This 5.7ha site is located south of California Road, Huntingdon. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 150 homes.

**Table 4.65 - Sustainability Appraisal of California Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site currently comprises poor quality open space, partially associated with the adjacent Regional College. Higher densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS identifies works that may be required.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Difficult to provide linkages given the site's urban location and distance from areas of natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme SAC and SSSI is approximately 1.6km south of the site. Protected species are unlikely due to regular and frequent management.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The scale and open nature of the site means that development will have a significant impact on the local townscape. However, the open space is of poor quality and well designed homes with accompanying open space make a positive contribution to the local area.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets on or adjacent to the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy could be investigated.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The scale of the site means that light and noise will arise but it is situated at the heart of a built-up area and careful design should minimise the impacts.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Careful design should minimise any potential impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	In close proximity to recreation centre and associated playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development envisaged.
SA 15	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated.
SA 16	Will development help to make the area safer?	-	The current extensive open space has good levels of visibility deterring crime and anti-social behaviour. Development is likely to affect this.
SA 17	Is the site within 400m of a food shop?	+	The site is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops are adjacent to the site on a major local road. Residential development only is anticipated but a range of services are within walking distance.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The land is sustainably located with good pedestrian and public transport links to the town centre services and employment opportunities which are located at nearby St Peter's Road Industrial Estate. The site is greenfield. Parts are used as open space and informal car parking by Huntingdonshire Regional College. Redevelopment would offer the opportunity to incorporate better quality areas of usable, open space in conjunction with an attractive residential development.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Former Forensic Science Laboratory

**4.176** This 2.7ha site is located off Christie Drive in the Hinchingsbrooke area of Huntingdon. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012, when it was proposed for approximately 55 homes. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013, when it was proposed for a mix of uses comprising approximately 55 homes and 1ha for Primary and Early Years education facilities.

**Table 4.66 - Sustainability Appraisal of Former Forensic Science Laboratory**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Majority of the site is previously developed. Technically still classified as grade 2 agricultural land but should be classed as urban. Higher densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	The Detailed WCS has identified that foul sewerage network capacity is limited for development of this land and a pre-development enquiry must be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Adjacent to Hinchingsbrooke Country Park. There are existing links to this near to the site which could be improved to include the site thereby linking into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is in close proximity to Bobs Wood and Hinchingsbrooke Country Park county wildlife sites and is approximately 1.5km from Portholme SAC and SSSI. Potential for protected species due to proximity to woodland and country park.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Residential development could integrate better with the surrounding area than current use which incorporates utilitarian buildings associated with the Forensic Science Laboratory.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site.

# Stage B: Develop options and appraise effects 4

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of development is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is an AQMA nearby but not adjacent.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Largely adjacent to other development; current use has security lighting at night removal of which may reduce light pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to range of opportunities at country park and Hinchingsbrooke school.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to Hinchingsbrooke performing arts centre.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development anticipated.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would form part of residential development.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	The site is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 1km of Hinchingsbrooke Business Park and close to several major public sector employers.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to home working opportunities.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport constraints, although the Hinchingsbrooke Park Road/ Brampton Road junction can be congested.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This is a sustainably located previously developed site with relatively good accessibility to the town and implementation of the Huntingdon West AAP will improve pedestrian links as well. It is well located near to employment opportunities at Hinchingsbrooke Business Park and other major public sector employers in the vicinity such as the Hospital. Potential redevelopment may offer the opportunity to improve the townscape and provide for primary and early years education.</p>			

# 4 Stage B: Develop options and appraise effects

## South of Fern Court

**4.177** This 0.9ha site is located west of Stukeley Road and the east coast mainline railway. It was assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 70 homes.

**Table 4.67 - Sustainability Appraisal of South of Fern Court**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is wholly previously developed and adjoins recent higher density housing.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Within flood zone 1 and is therefore at the lowest risk of flooding. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The land backs onto a significant area of open space at Stukeley Meadows, but opportunities to link to green infrastructure are limited.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Just over 1km to Portholme SAC and SSSI and Great Stukeley railway cutting SSSI; county wildlife site just within 200m. Phase 1 Habitat Survey and Protected Species Assessment carried out as part of evidence for 1001467FUL indicates that the site may support reptile and bat habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is currently unkempt and redevelopment could enhance its appearance. There is low visibility from the south and east due to railway bridge but the site is highly visible from open space along the brook to the west.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets on or adjacent to the site.

# Stage B: Develop options and appraise effects 4

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon AQMA.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Residential development is unlikely to significantly contribute to pollution in this location but mitigation may be required against impact of other local sources of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to Stanton Butts open space and Huntingdon One Leisure recreation centre and associated playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Close to facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Scale of the site means that a range of tenures are likely to be incorporated.
SA 16	Will development help to make the area safer?	+	Development would provide additional overlooking of nearby skate park which may help reduce fear of crime and anti-social behaviour.
SA 17	Is the site within 400m of a food shop?	+	The site is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Highly accessible to several industrial and business parks as well as town centre employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	+	The site is in close proximity to Stukeley Meadows Primary School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport constraints, although the Ermine Street/ St Peter's Road junction can be congested. Within walking distance of a range of employment and other services.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

## 4 Stage B: Develop options and appraise effects

### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This is a sustainably located previously developed site with good accessibility to town centre services and a range of employment opportunities. The south western boundary adjoins Stanton Butts (Stukeley Meadows open space) which could provide a focal point for potential development. The site comprises a number of buildings including a car garage.</p>			



### Constabulary Land, Hinchingbrooke Park Road

**4.178** This 4ha site is located north of Hinchingbrooke Park Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012, when it was proposed for employment uses or non-residential institutional uses. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013, when its was proposed for approximately 45 homes and non-residential institutional uses.

**Table 4.68 - Sustainability Appraisal of Constabulary Land, Hinchingbrooke Park Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is greenfield. It is defined as non-agricultural land. Given the location close to the town centre, a higher density of development is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site is in flood zone 1. SuDS can be incorporated on site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is adjacent to a footpath which provides a link with Views Common.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold for an SSSI. Protected species are not known to exist on the site but there is potential on this large greenfield site. Protected species (great crested newts) are understood to exist in the wildlife strip to the north of the site adjoining Views Common.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Provided that development is set in landscaped grounds it should not have a significant impact.
SA 7	Will development impact on heritage assets or their settings?	~	The land is associated with Hinchingbrooke House to the south.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised energy could be provided on site.

# 4 Stage B: Develop options and appraise effects

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution should not be caused.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is near to Hinchingsbrooke Country Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities within the threshold distance.
SA 14	Will the site provide an increase in residential accommodation?	-	No housing is proposed on this site.
SA 15	Will development address a particular housing equality issue?	-	No particular housing equality issues are identified.
SA 16	Will development help to make the area safer?	~	The site is adjacent to a footpath and increased use of the site could result in more informal surveillance.
SA 17	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within a 'community campus' which includes Hinchingsbrooke hospital, the Police Headquarters, the Fire Service Headquarters and Hinchingsbrooke School. It is also close to Huntingdon town centre with its concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional jobs will be created by employment or institutional uses on this site.
SA 20	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.
SA 21	Is the site within 400m of a bus stop?	+	Appropriate access for the site is an issue given the existing signalised junction and the potential for change if the viaduct carrying the A14 is demolished or alternative routes are necessary.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This site has been identified for some time as land which can be more intensively used. It is sustainably located close to Huntingdon town centre but is greenfield land. The land was historically part of the Hinchbrooke House Estate and now sits in the context of institutional uses in landscaped grounds. The provision of appropriate road access is an issue.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### West of Railway, Brampton Road

**4.179** This 2ha site is located west of the east coast mainline railway, north of Brampton Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for employment uses or non-residential institutional uses and temporary car parking until such time as the capacity can be realised. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013, when its was proposed for employment uses or non-residential institutional uses.

**Table 4.69 - Sustainability Appraisal of West of Railway, Brampton Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Over half of the site is currently used as car park. The land was historically used for water tower, reservoir and railway siding purposes. It is non-agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site is in flood zone 1. There are no known issues with the use of SuDS on this site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site links in with Views Common.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold distance to an SSSI. It is unlikely that there are protected species on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is partly within the Huntingdon Conservation Area. Development could potentially improve this location to create a landmark feature.
SA 7	Will development impact on heritage assets or their settings?	+	There are no listed buildings immediately adjacent. However, the water tower is a powerful piece of industrial engineering which is significant to the heritage of the area. The land is also associated with Hinchingsbrooke House to the south.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The approved development of the water tower includes the use of renewable energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is close to the Huntingdon air quality management area, but not directly adjacent.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light pollution is possible from the water tower development although appropriate design will limit this.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is adjacent to Views Common.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities in the vicinity.
SA 14	Will the site provide an increase in residential accommodation?	-	No housing is proposed on this site.
SA 15	Will development address a particular housing equality issue?	-	No particular equality issues are addressed.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to Huntingdon town centre and employment opportunities in the vicinity.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Significant numbers of new jobs could be created by office or institutional development on the site.
SA 20	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.
SA 21	Is the site within 400m of a bus stop?	+	The viaduct over the site has been identified as possibly needing to be removed in future.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This site comprises previously developed land and an existing building located in close proximity to services, employment, public transport and open space as well as the planned developments in the George St/ Ermine St area.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### George Street/ Ermine Street

**4.180** This 6ha site is located east of the east coast mainline railway, north of George Street. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation in 2012. It was proposed for a retail led mixed development. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013.

**Table 4.70 - Sustainability Appraisal of George Street/ Ermine Street**

SA Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is previously developed land predominantly used for industry. Higher density development is appropriate given the location next to Huntingdon town centre.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS identifies works that may be required.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Only a small part of the site around Barracks Brook is in Flood Zone 2. SuDS are possible over this large site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within the threshold for an SSSI. Although mainly developed land, there is the potential that there are protected species within the area.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	With appropriate safeguards in place, it should be that development is of an appropriate character. Given the large areas of industrial use, regeneration is likely to result in the enhancement of the area.
SA 7	Will development impact on heritage assets or their settings?	~	Much of the site is within the Huntingdon Conservation Area. There are listed buildings adjacent. While there is potential to adversely affect heritage assets, well designed development will improve the existing environment.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The Sainsbury's application includes provision for some decentralised energy. There could be opportunities for further decentralised energy in the area.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Part of the site is within the Huntingdon air quality management area.

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SA Objective	Decision aiding question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is a sensitive relationship between existing housing and new development areas.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There are areas of open space and outdoor sports facilities within the threshold distances.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities in the vicinity.
SA 14	Will the site provide an increase in residential accommodation?	+	Housing is anticipated on part of the land.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing will be provided on site.
SA 16	Will development help to make the area safer?	+	Additional activity in the area, including retail which may be open extended hours, will make the area busier resulting in better informal surveillance.
SA 17	Is the site within 400m of a food shop?	+	There is a food shop and GP surgery within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to the existing town centre.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	There is considerable potential for additional jobs.
SA 20	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.
SA 21	Is the site within 400m of a bus stop?	+	The site needs a new link road. A mix of uses can then be supported.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> The redevelopment of vacant and under-used industrial land in this sustainable location will facilitate the sustainable and organic growth of the town centre. The site has long been identified for redevelopment and was included in the Huntingdon West Area Action Plan 2009. Key sustainability issues are the effect on biodiversity, heritage assets, use of energy and air pollution - however development is likely to improve the existing situation.</p>			



# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Chequers Court

**4.181** This 2.7ha site is located south of Nursery Road (Huntingdon Ring Road). It was assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for a mix of uses comprising approximately 10,000m<sup>2</sup> additional retail floorspace, office floorspace and 10 homes.

**Table 4.71 - Sustainability Appraisal of Chequers Court**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Existing uses include redundant shops/offices and car parking.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Approximately half the site lies within flood zone 3a. It is not within a rapid inundation zone. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Within town centre; town park is in close proximity providing access to formal green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 600m north of Portholme SAC and SSSI.  Given the site's town centre location and lack of soft landscaping it is unlikely to support protected species. This was confirmed in the Phase 1 Habitat Survey accompanying the planning application to redevelop the Sainsbury's which adjoins the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment has potential to significantly improve the townscape but removing redundant 1960s buildings.
SA 7	Will development impact on heritage assets or their settings?	+	The site makes a negative contribution to the conservation area. High quality development has the potential to improve this.

# Stage B: Develop options and appraise effects 4

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The potential for decentralised energy could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	~	Adjoins Huntingdon ring road.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Potential to impact on nearby residential properties.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to the town park, Riverside area and bowling club.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to a wide range of town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential uses could be incorporated in the upper floors.
SA 15	Will development address a particular housing equality issue?	~	Unlikely given the limited potential for residential accommodation.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Good accessibility to a wide range of town centre facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to potential employees across Huntingdon.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The site is considered suitable for employment development.
SA 20	Is the site within 600m of a primary school?	-	
SA 21	Is the site within 400m of a bus stop?	+	This is a town centre site accessible to a range of bus services, walking a cycle routes.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This is a sustainable town centre site appropriate for a mix of uses. The site would benefit from allocation as the current buildings and use of space significantly detract from the townscape. However, most of the site falls within flood zone 3a, there are protected trees within the site and it falls within the Huntingdon Conservation Area.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdon Fire Station

**4.182** This 0.4ha site is located south of Nursery Road (Huntingdon Ring Road). It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 15 homes.

**Table 4.72 - Sustainability Appraisal of Huntingdon Fire Station**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is wholly PDL. Higher density development is appropriate subject to high quality design to enhance the conservation area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Majority of the site falls within zone 3a with small areas around Barracks Brook being zone 3b. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Mixed natural and more formal open space at Riverside Park. Opportunities to continue green corridor along Barracks Brook.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Potential to support protected species due to proximity of Barracks Brook and trees adjacent site
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Low visibility other than from Huntingdon ring road and immediately adjoining properties.
SA 7	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area; high quality development offers potential for enhancement.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	~	Adjacent to ring road.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Within urban area, current use generates noise and light.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Close proximity to play areas and Riverside Park
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Access to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in housing provision.
SA 15	Will development address a particular housing equality issue?	~	Mix will depend on details of scheme.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Close proximity to town centre services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Range of employment opportunities are accessible.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	-	Nearest schools are just over 1km.
SA 21	Is the site within 400m of a bus stop?	+	Walking distance to town centre for many services. Residential development only anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This previously developed site is well located in relation to services, facilities and employment opportunities. It also benefits from close proximity to open space and outdoor sports facilities. It is vulnerable to flooding but is predominantly hardstanding so redevelopment should not detrimentally affect surface run-off.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### St Mary's Street

**4.183** This 0.1ha site is located south of St Mary's Street, Huntingdon. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 14 homes.

**Table 4.73 - Sustainability Appraisal of St Mary's Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Site is cleared. Located between 3 storey offices and relatively high density housing.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Whole site is in flood zone 1. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Portholme. Given the site's location within the built up area and size, it is unlikely that linkages into existing areas of strategic greenspace enhancement would be possible.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Close to Portholme SSSI and SAC. Unlikely to support protected species as the site is a former car park and predominantly covered with hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment would significantly enhance the townscape as the site currently detracts from the surrounding streetscape.
SA 7	Will development impact on heritage assets or their settings?	+	Site currently unkempt; high quality development has potential to improve character and appearance of conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause additional light, noise or air pollution but mitigation against the impacts of that prevailing in the area will be needed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Close proximity to Castle Hills and Portholme plus Riverside Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Close to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.
SA 15	Will development address a particular housing equality issue?	-	Size of site makes this unlikely.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Close proximity to wide range of town centre services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Wide choice of employment opportunities within 2kms
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	-	Nearest primary schools are approximately 1km.
SA 21	Is the site within 400m of a bus stop?	+	Close proximity to bus station and walking distance to a wide range of services.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> Sustainable town centre location with good access to town centre services, facilities and job opportunities. Due to the site's location within the conservation area sensitive design will be required and appropriate design will also need to overcome potential amenity issues caused by the proximity of the Council offices.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Red Cross Site and Spiritualist Church

**4.184** This 0.4ha site is located south of Nursery Road (Huntingdon Ring Road). It was assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for a replacement Red Cross hall and approximately 10 homes.

**Table 4.74 - Sustainability Appraisal of Red Cross and Spiritualist Church**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The whole site is previously developed and half is already cleared to ground level ready for redevelopment
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Low flood risk as whole site in flood zone 1. The site should incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Portholme and Castle Hills and opportunities to link into Ouse Valley green infrastructure network
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 200m of SSSI and SAC at Portholme. Unlikely to support protected species due to urban environment, and abundance of hardstanding and prefabricated materials on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Glimpses from A14, limited visibility from within Castle Hills area. The site is partially derelict and high quality development has potential to enhance it.
SA 7	Will development impact on heritage assets or their settings?	+	Immediately adjoins a scheduled ancient monument. However, the site makes a negative contribution to the conservation area; high quality development has potential to enhance it.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Huntingdon ring road AQMA would necessitate mitigation measures.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Adjacent to the ring road; located in an area of high light, noise and air pollution levels
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Close proximity to Portholme and Castle Hills and outdoor sports at Riverside.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Close proximity to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Limited size of site makes this unlikely.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Good access to a wide range of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Wide choice of employment opportunities within 2kms
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential and community uses only anticipated.
SA 20	Is the site within 600m of a primary school?	-	Nearest primary school is 1km. Partial redevelopment for Red Cross will provide specialist training opportunities.
SA 21	Is the site within 400m of a bus stop?	+	Close proximity to bus station. Existing access to ring road. Mixed development anticipated including replacement Red Cross building and probable retention of Spiritualist Church.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> This is a small site in a highly sustainable location but with constraints imposed by existing uses, pollution and the historic environment affecting its potential capacity.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Gas Depot, Mill Common

**4.185** This 0.6ha site is located off Mill Common, Huntingdon. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 10 homes.

**Table 4.75 - Sustainability Appraisal of Gas Depot, Mill Common**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is predominantly covered in hardstanding with very little natural surfacing. Buildings have been cleared to ground level.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS identifies works that may be required.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Majority of the site is in zone 3a with a small proportion on the southern edge being in zone 3b (functional floodplain) but it is not within the rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is in very close proximity to Portholme although there is limited public access to this space. It may give opportunities to link into the Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site boundary is within 10m of Portholme SSSI and SAC; nearest county wildlife site is around 950m away. The site has potential for protected species given proximity of Portholme and the river.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Former functional buildings have been cleared; development has the opportunity to enhance the appearance of this derelict site. There is low visibility from the local area due to A14 embankment and extensive trees around boundaries. Longer distance visibility from Portholme is screened by trees.
SA 7	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area; high quality development has potential to enhance it.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	~	The Huntingdon AQMA surrounds 3 sides of the site.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Low visibility from the local area due to A14 embankment and extensive trees around boundaries.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside the areas of search as designated in the Cambridgeshire and Peterborough Minerals and Waste LDF.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Good access to informal open space at Portholme, additional open space provision may result from the need to accommodate flood mitigation. Within 800 m of outdoor sports facilities at Riverside.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Commemoration Hall hosts a variety of cultural activities. The site has good access to various town centre facilities offering a range of cultural and social activities.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.
SA 15	Will development address a particular housing equality issue?	-	Limited capacity of the site makes provision of specialist housing unlikely.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Good access to a wide range of town centre facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Close proximity to a wide range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Only through home-working.
SA 20	Is the site within 600m of a primary school?	-	The site is just over 600m from the nearest primary school; Godmanchester Primary School.
SA 21	Is the site within 400m of a bus stop?	+	Easy access to town centre facilities and employment opportunities gives potential for significant use of sustainable modes of transport.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This site comprises previously developed land located in close proximity to services, employment, public transport and open space and is therefore a very sustainable choice for residential development. However, it is vulnerable to flooding which will			

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<b>SA Objective</b>	<b>Decision Aiding Question</b>	<b>Impact</b>	<b>Commentary</b>
reduce the proportion of the site potentially suitable for development. It is in close proximity to high value biodiversity assets and mitigation measures must be designed in to ensure their protection.			

### Tyrell's Marina

**4.186** This 0.3ha site is located on the southeast bank of the river Great Ouse, to the west of The Avenue, Godmanchester. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed uses to be comprised of commercial use (class A2, A3, A4) at ground floor level with approximately 10 homes above.

**Table 4.76 - Sustainability Appraisal of Tyrell's Marina**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Previously used as chandlery and boat repairs.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Whole site in flood zone 3 with river frontage regularly being flooded. An innovative design solution will be required to overcome the significant flooding constraints with a vertical mix of uses being anticipated to protect more vulnerable uses from higher flood risk. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Portholme and Riverside Park but linkages constrained by road network and bridges.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Close proximity to Portholme SSSI and SAC. Potential for protected species given proximity of river and Victorian disused building on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Restricted visibility from Portholme due to the A14 flyover. Low visibility from elsewhere as the site is screened by the bridge and surrounding properties.
SA 7	Will development impact on heritage assets or their settings?	~	Adjacent to a cluster of buildings of strong historic distinctiveness but site currently has a detrimental impact so redevelopment could generate improvements.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	The site falls partially within the AQMA and air quality is likely to be a constraint.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is already subject to significant air, noise and light pollution issues.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Close proximity to Castle Hills and Riverside Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within easy reach of town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue, residential development would need to be upper floors only due to flooding constraints.
SA 16	Will development help to make the area safer?	+	Derelict premises provide opportunities for crime and anti-social behaviour; redevelopment would require clearance.
SA 17	Is the site within 400m of a food shop?	-	The site is in relatively close proximity to services in Huntingdon town centre, although just over the 400m threshold to a food shop.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Access to town centre employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Ground floor uses could create jobs if used for a riverside café/ restaurant.
SA 20	Is the site within 600m of a primary school?	+	Yes, the site is within 600m of Godmanchester Primary School.
SA 21	Is the site within 400m of a bus stop?	+	Pedestrian access to southern end of the town bridge would provide facilitate walking to town centre services; vehicular access would need to be to The Avenue. Mixed use required with commercial uses at ground floor level.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This previously developed site offers a very attractive, sustainable location for development with good access to services, facilities, open space and employment opportunities. However, the frontage is subject to regular flooding and flood risk requires careful mitigation. The site also butts directly up to the A14 flyover which may have detrimental impacts in terms of noise and air pollution.</p>			



# 4 Stage B: Develop options and appraise effects

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### Main Street, Hartford

**4.187** This 1.2ha site is located south of Main Street, Hartford. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 25 homes.

**Table 4.77 - Sustainability Appraisal of Main Street, Hartford**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Site is not PDL. Classified as Grade 2 agricultural land. Higher density development may be suitable as the site has low visibility from the road and there is higher density residential opposite; but it is adjacent to a conservation area and located on the edge of the town so lower density may be more appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	The site is in flood zone 3a with climate change allowance but it is not located within the rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m accessible natural green space over 2ha. Not connected to green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Is not within 1km of an SSSI or NNR. Is within 200m of CWS to the North East. The site has potential for protected species given the mature tree belt along the eastern edge.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development will be screened behind natural frontage on three sides. Adjacent building has few windows facing site.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets on the site but adjacent to the Hartford conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not near any air quality management areas.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Opposite development and adjacent buildings mean development is not likely to cause additional widespread light or noise pollution on the area.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Sapley Road recreation ground is 400m away. Around 600m to Riverside park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Hartford Village Hall offers some potential.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would form part of residential development.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The site is within 500m of services to the south east which is just over the 400m threshold to a food shop. Not within the 1km required to a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Is within 2km of major employment in the area.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated so only through home-working.
SA 20	Is the site within 600m of a primary school?	-	No, the site is 1.3km from Hartford County Infants school and Hartford County Junior School.
SA 21	Is the site within 400m of a bus stop?	+	Bus access is readily available with bus stops on Old Houghton Road and Main Street. Access arrangements are understood to have been negotiated onto Old Houghton Road.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site is greenfield land on the edge of Huntingdon's built-up area and is well screened from the open countryside by a mature tree belt. Access to services and employment are reasonable with good transport links available to Huntingdon town centre. The site does have flooding constraints and mitigation will be necessary. Access arrangements would need to be resolved to ensure highway safety.</p>			

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### Hinchingbrooke Hospital

**4.188** This 16.5ha site is located north of Hinchingbrooke Park Road. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for partial redevelopment for a mix of uses comprising redeveloped staff accommodation, community health care campus (D1 uses) and approximately 50 homes.

**Table 4.78 - Sustainability Appraisal of Hinchingbrooke Hospital**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is previously developed and higher density development is appropriate within a wider landscaped setting.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site is in flood zone 1. SuDS can be incorporated on site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is in close proximity to Hinchingbrooke country park. Opportunities to enhance links from there through to Views Common.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is approximately 1.4km from Portholme SAC and SSSI. Protected species are not known to exist on the site but there is potential given the proximity to Hinchingbrooke country park.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Provided that development maintains the landscape setting it should not have a significant impact.
SA 7	Will development impact on heritage assets or their settings?	+	Adjacent to conservation area; no listed buildings within or adjoining the site
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised energy could be provided on site.
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution should not be caused.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is near to Hinchingsbrooke Country Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities within the threshold distance.
SA 14	Will the site provide an increase in residential accommodation?	+	Specialist staff and student accommodation and housing could be incorporated.
SA 15	Will development address a particular housing equality issue?	+	Key worker housing for medical staff.
SA 16	Will development help to make the area safer?	~	The site is adjacent to a footpath and increased use of the site could result in more informal surveillance.
SA 17	Is the site within 400m of a food shop?	+	These services are available within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site includes a major employer and is within a 'community campus' which also includes the Police Headquarters, the Fire Service Headquarters and Hinchingsbrooke School. It is also close to Huntingdon town centre with its concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional jobs will be created in the community health campus
SA 20	Is the site within 600m of a primary school?	+	A primary school is within the threshold distance.
SA 21	Is the site within 400m of a bus stop?	+	Site is well served by buses, transport constraints are similar to surrounding area, will support a mix of employment, community and residential uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This site has been identified for some time as land which can be more intensively used. It is sustainably located close to Huntingdon town centre but is greenfield land. The land was historically part of the Hinchingsbrooke House Estate and now sits in the context of institutional uses in landscaped grounds. The provision of appropriate road access is an issue.</p>			

# 4 Stage B: Develop options and appraise effects

## Hinchingbrooke Country Park Extension

**4.189** This 44ha site is located south of Hinchingbrooke Country Park. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for recreational purposes for an extension to the Hinchingbrooke Country Park.

**Table 4.79 - Sustainability Appraisal of Hinchingbrooke Country Park Extension**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is mixture of grade 3 and lakes.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. As the proposed use is for country park, primarily comprising lakes and green infrastructure, the impact is uncertain but could potentially be positive impact.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	The site is in the functional floodplain.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site adjoins Hinchingbrooke country park. Opportunities to enhance links through to Views Common.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is approximately 1.3km from Portholme SAC and SSSI. The area is designated as a county wildlife site. Protected species are not known to exist on the site but there is potential given the proximity to Hinchingbrooke country park.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Built development would have significant impact.
SA 7	Will development impact on heritage assets or their settings?	+	Adjacent to conservation area; no listed buildings within or adjoining the site
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	No built development proposed.
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the Huntingdon air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution should not be caused.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site has already had gravel extracted.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	The site adjoins Hinchingsbrooke Country Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities within the threshold distance.
SA 14	Will the site provide an increase in residential accommodation?	-	No housing anticipated.
SA 15	Will development address a particular housing equality issue?	-	No housing anticipated.
SA 16	Will development help to make the area safer?	~	Increased use of the site could result in more informal surveillance.
SA 17	Is the site within 400m of a food shop?	-	Not within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to several major employers.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	Very limited scope; may create volunteering opportunities.
SA 20	Is the site within 600m of a primary school?	-	Nearest primary school is around 800m.
SA 21	Is the site within 400m of a bus stop?	+	Site is well served by buses, transport constraints are similar to surrounding area, will support a mix of employment, community and residential uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

**Summary:** This site appraisal shows how inappropriate the site would be for built development; however, it has great potential as an extension to the adjoining Hinchingsbrooke Country Park. It is well located for access by public transport or cycling and is located close to major concentrations of housing and employment to which it could provide additional recreational opportunities. The land is not of the highest agricultural grade and the proposed use would not prevent reversion to agriculture if food production became a higher priority.

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### Huntingdon Telephone Exchange

**4.190** This 0.3ha site is located northeast of St John's Street (Huntingdon Ring Road). It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 15 homes.

**Table 4.80 - Sustainability Appraisal of Huntingdon Telephone Exchange**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is entirely hard-surfaced and would provide an ideal opportunity for higher density development linking the historic retail core with permitted development off George Street.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Whole site in flood zone 1 and is therefore at the lowest risk of flooding. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Less than 1km to Portholme SAC. Unlikely to be protected species on site as it is entirely buildings and hardstanding; however, the graveyard immediately adjacent to the northwest could provide suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The current building is incongruous in the local area and re-development could have a significant positive impact.
SA 7	Will development impact on heritage assets or their settings?	~	The site is within the Huntingdon conservation area and there are a number of listed buildings near to the site on the High Street.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon AQMA.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is adjacent to the ring road and currently contains an employment use; redevelopment may improve over the current situation.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitment in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Adjacent to closed graveyard which provides quiet green space. Within 800m of recreation centre and associated playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	~	Limited site size and demolition costs makes this unlikely.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Accessible to range of town centre services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to wide range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Town centre location would support a mix of uses.
SA 20	Is the site within 600m of a primary school?	-	Nearest primary school is approximately 1km
SA 21	Is the site within 400m of a bus stop?	+	Town centre site offering opportunities for sustainable transport use.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This is a sustainably located PDL site within the built-up area of Huntingdon. It has good accessibility to town centre services and employment opportunities. The northwestern boundary adjoins St John's Passage and the graveyard which could provide a focal point for potential development. The site provides the opportunity to improve pedestrian accessibility in this part of the town centre by providing links to the Huntingdon West area from the High Street.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdon Bus Station

**4.191** This 0.3ha site is located between Walden Road (Huntingdon Ring Road) and Prince's Street. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for the ongoing bus station operation, with commercial and business use (A2, A3 and B1 uses).

**Table 4.81 - Sustainability Appraisal of Huntingdon Bus Station**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Town centre site currently used as a bus station.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Flood zone 1 therefore at lowest risk of flooding. No known issue with use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to natural green space but segregated by the ring road making linkages difficult.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 400m of Portholme SAC. Potential for protected species on site due to proximity to open space.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment would offer the opportunity to improve the appearance of the site and make better use of land. The existing buildings on site are of poor quality detract from this key town centre location.
SA 7	Will development impact on heritage assets or their settings?	+	Site makes a negative contribution to the conservation area and adjacent listed wall. High quality development has potential to

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SA Objective	Decision Aiding Question	Impact	Commentary
			improve character and appearance of conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	Within Huntingdon air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development could contribute to light pollution on Mill Common and maybe subject to pollution from nearby uses.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to facilities at Riverside Park.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to a range of town centre activities.
SA 14	Will the site provide an increase in residential accommodation?	-	Commercial uses only anticipated.
SA 15	Will development address a particular housing equality issue?	-	Given that employment only uses anticipated, unlikely to address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Accessible to a range of town centre facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to potential employees and businesses across Huntingdon.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	
SA 20	Is the site within 600m of a primary school?	-	The site is considered suitable for employment development.
SA 21	Is the site within 400m of a bus stop?	+	Highly accessible town centre site with potential for a variety of commercial uses. Its constrained nature may limit vehicular access and parking.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This is a highly sustainable town centre location suitable for a mix of uses including retention of the existing bus station use, taxi rank and provision of a café on site. It has excellent accessibility to all town centre services apart from to a primary school. The site falls within the conservation area, adjoins a listed structure and is within 400m of Portholme. There are also potential access and parking issues that will need to be resolved within the design of any scheme.</p>			

### Lodge Farm

**4.192** This 204ha site is located northeast of the A141, Huntingdon. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was considered to be not suitable for development.

**Table 4.82 - Sustainability Appraisal of Lodge Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site comprises grade 2 agricultural land.  Higher density development could be appropriate as it is of a scale to create a new neighbourhood.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Almost the whole site lies within flood zone 1 and is therefore at the lowest risk of flooding, except for around 3.5ha in the south eastern corner of the site. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Site contains Thomas Dole plantation and northern part adjoins Sapley Spinney but not currently accessible. Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Northern boundary just over 1km from Great Stukeley railway cutting SSSI. County wildlife site lies across the A141 from the south eastern boundary. Protected species possible within plantation and adjoining nature reserve.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The scale and open nature of the site means that development will have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy could be investigated.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within or adjacent to AQMA.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the site means that light and noise will arise but careful design relating to the landform could minimise the impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Northern portion is adjacent to playing fields; scale of site would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Northern portion of site within 800m of Tower Fields
SA 14	Will the site provide an increase in residential accommodation?	+	Scale of site means that incorporation of a range of tenures will be appropriate.
SA 15	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated.
SA 16	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc. in any location.
SA 17	Is the site within 400m of a food shop?	-	Part of site is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Limited scale of employment development could be incorporated.
SA 20	Is the site within 600m of a primary school?	+	Due to scale of the site a primary school is expected to be provided on site.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops are located in the vicinity; potential to divert guided bus via this site en route to Alconbury Weald. Mix of uses could be incorporated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

**Summary:** This is a very extensive site located beyond the existing built-up part of Huntingdon comprising valuable grade 2 agricultural land. It is rising open land which contributes positively to the setting of the town. There are two areas of woodland in and adjacent to the site which has potential to provide strategic green space. The northern part of the site has good access to recreational facilities. It is in reasonable proximity to existing facilities from various points along the A141 boundary and due to its scale a number of services and a range of employment uses would be expected to be provided within the site.

### Brampton Sites

**4.193** Sites in and around Brampton assessed in the 'Huntingdonshire Environmental Capacity Study 2013':

'Brampton Camp (RAF Brampton)'  
'Park View Garage'  
'Land south of RAF Brampton'  
'Thrapston Road'  
'Adjacent to Pepys House'



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### Brampton Camp (RAF Brampton)

**4.194** This 49ha site is located to the west of Buckden Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses comprising approximately 400 homes, 3.2ha of employment land 300m<sup>2</sup> of retail floorspace, community facilities and accessible green space.

**Table 4.83 - Sustainability Appraisal of Brampton Camp (RAF Brampton)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Much of the site is previously developed although there are significant areas of playing field within the site that are undeveloped.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	The northern and eastern parts of the site fall within flood zone 3a (with climate change allowance). Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is just within 2kms of Portholme SAC and SSSI; the nearest county wildlife site is 800m. Potential for protected species due to significant number of trees, rough grassland, hedgerows and buildings on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Existing use will be redundant in 2013; redevelopment provides opportunities to protect and enhance existing assets.
SA 7	Will development impact on heritage assets or their settings?	+	Site contains significant heritage assets; masterplan offers the opportunity to ensure these are preserved.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Given the size of the site, the potential for decentralised energy could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	-	
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development adjoins open countryside; mitigation required against potential sources of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	~	Open space should be integral to the development due to its scale. Sports facilities exist within the site but have limited access at present; due to scale of the site their provision should be integral to the development; a golf course is immediately adjacent.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	A variety of activities are available within Brampton.
SA 14	Will the site provide an increase in residential accommodation?	+	Opportunity for substantial residential provision.
SA 15	Will development address a particular housing equality issue?	+	Scale of site offers opportunities to meet a range of housing needs.
SA 16	Will development help to make the area safer?	-	The site is currently a securely fenced, guarded RAF base. Introduction of large housing development is likely to increase crime etc in any location.
SA 17	Is the site within 400m of a food shop?	~	Due to the scale of the site a food shop could be integral. The GP surgery is only just over 1km.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Limited employment opportunities currently within 2km other than within the existing use but a mixed use redevelopment is anticipated incorporating employment opportunities within the site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The capacity of the site potentially allows for employment development.
SA 20	Is the site within 600m of a primary school?	+	Existing footpath provides access to Brampton School.
SA 21	Is the site within 400m of a bus stop?	+	Bus services stop outside the main entrance. A mixture of residential, commercial and community uses are proposed.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This site predominantly comprises previously developed land with limited flooding and nature conservation constraints. It provides opportunities to improve access to sports and open space facilities. The scale of the site offers opportunities for mixed development promoting improved sustainability in the vicinity.</p>			

### Park View Garage

**4.195** This 0.4ha site is located to the southeast of Buckden Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment use.

**Table 4.84 - Sustainability Appraisal of Park View Garage**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Previously developed site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site lies in flood zone 1 and therefore is least vulnerable to flooding. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Site is not in close proximity to designated nature sites. Potential for protected species due to mature trees and hedgerow to the rear.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from the road, but is quite enclosed from the wider countryside by tall trees. The site is occupied by utilitarian buildings and redevelopment could improve its appearance.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets in close vicinity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is close to Buckden landfill and subject to odours from there; it is on the approach to Brampton and may be sensitive to light pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Wholly within the Waste Consultation Area for Station Farm, Buckden Landfill site.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Golf course to the north east.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Unlikely to address a particular safety issue.
SA 14	Will the site provide an increase in residential accommodation?	-	Employment use only anticipated.
SA 15	Will development address a particular housing equality issue?	-	Given that employment only uses are anticipated, unlikely to address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	
SA 17	Is the site within 400m of a food shop?	-	Poor accessibility to services although additional services may be provided through the redevelopment of RAF Brampton (opposite site).
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to residents of Brampton.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The site is considered suitable for employment development.
SA 20	Is the site within 600m of a primary school?	-	
SA 21	Is the site within 400m of a bus stop?	+	
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site comprises previously developed land, but is detached from the village and its services, although there is a bus stop in close proximity, and more services could potentially be provided through the redevelopment of RAF Brampton, opposite. It is close to a landfill site and may be subject to unpleasant smells making it unsuitable for residential use.</p>			

### Land south of RAF Brampton

**4.196** This 17ha site is located to the south of Brampton Camp and west of Buckden Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 300 homes.

**Table 4.85 - Sustainability Appraisal of Land south of RAF Brampton**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	This is a greenfield site on mainly grade 2 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site lies in flood zone 1 and therefore is least vulnerable to flooding. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	May give opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest county wildlife site is 900m. Potential for protected species due to hedgerows around site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Site is highly visible from Buckden Road. Views from the village are screened by existing buildings at RAF Brampton.
SA 7	Will development impact on heritage assets or their settings?	~	No known heritage assets on site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside AQMA but within 700m of A1.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development adjoins open countryside; mitigation required against potential sources of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Part of a larger site allocated in Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan for a sand & gravel borrowpit (Area of Search). Covered by a Mineral Consultation Area (Core Strategy Policy CS27 & SSP Policy Ref M9(T)), and within Sand and Gravel Mineral Safeguarding Area (Core Strategy Policy CS26). Part of the site lies within the Waste Consultation Area which covers Station Farm, Buckden & Buckden Landfill.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	~	Open space should be integral to the development due to its scale. Sports facilities exist within RAF Brampton but have limited access at present. Within 800m of a golf course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural and social facilities within village, however these may be provided as part of redevelopment of RAF Brampton.
SA 14	Will the site provide an increase in residential accommodation?	+	Opportunity for substantial residential provision.
SA 15	Will development address a particular housing equality issue?	+	Scale of site offers opportunities to meet a range of housing needs.
SA 16	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc in any location.
SA 17	Is the site within 400m of a food shop?	-	Site is relatively remote from village services. However, a food shop could potentially be integral to the redevelopment of adjacent RAF Brampton.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Limited employment opportunities currently within 2km other than within the existing RAF site but a mixed use redevelopment is anticipated incorporating employment opportunities within the site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 20	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	-	Bus stop is just over 400m from the site.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This large greenfield site is relatively remote from village services and facilities; however the anticipated redevelopment of the adjacent RAF Brampton site may provide new services and improve links to the village. There are no issues with flooding. The site is highly visible and significant landscaping would be required which has potential to provide new wildlife habitats. The main issue for this site is that it contains an economic mineral resource, and therefore its future is uncertain given that it may be required for mineral extraction. It also falls within a Waste Consultation Area due to its proximity to a landfill site.</p>			

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### Thrapston Road

**4.197** This 0.9ha site is located north of Thrapston Road, Brampton. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 6 homes.

**Table 4.86 - Sustainability Appraisal of Thrapston Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield site; whole area is grade 3 agricultural land. Low density only in keeping with adjoining properties
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The central and northern part of the site lies within zone 3a including climate change. None is within the rapid inundation zone. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Hinchingsbrooke Country Park.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Site is in close proximity to county wildlife site. Potential for protected species due to mature trees and proximity to lakes and country park.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, but is of significant value in the setting to the country park.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets in close vicinity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Situated along a main road; property to the north being redeveloped for employment.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes, outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Country park to the north; playing field and play area immediately to the south.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Immediately adjacent to Brampton Memorial Centre.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a very limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Small, sensitive scale of development required makes this unlikely.
SA 16	Will development help to make the area safer?	+	Additional overlooking of play areas.
SA 17	Is the site within 400m of a food shop?	+	The site falls within the thresholds although the shortest walking route to a food shop is over 400m.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is considered suitable for limited residential development, additional jobs unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	-	The site is marginally beyond this distance.
SA 21	Is the site within 400m of a bus stop?	+	Sustainably located.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

**Summary:** The site comprises greenfield pasture land which is currently screened from the village due to a mature hedge with boundary trees which contribute positively to this approach to the village. It forms part of the rural setting of Hinchingsbrooke Country Park. It is reasonably well located in terms of access to services. A large portion of the site is subject to flooding constraints. The eastern portion is not subject to flooding and has existing development to the north reducing the impact of development on this portion on the landscape setting. Thus, a small portion of the site may be suitable for residential use.

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### Adjacent to Pepys House

**4.198** This 2.6ha site is located south of Huntingdon Road, Bampton. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.87 - Sustainability Appraisal of Adjacent Pepys House**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Wholly greenfield site. High density development would not be appropriate given the sensitivity of adjoining uses.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Whole site in flood zone 1 There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close to southern routes around Hinchingsbrooke Country Park.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	1.3km from Portholme SAC. Potential for protected species due to mature landscaping.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Potential for significant impact on surroundings.
SA 7	Will development impact on heritage assets or their settings?	-	Adjacent to Pepys House listed Grade 1.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Residential development may cause some light and noise pollution as currently undeveloped.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes, outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to Hinchingsbrooke Country Park and Brampton Memorial playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Activities at Brampton Memorial Hall and Church Hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Limited capacity of site makes this unlikely.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Site is just beyond the specified distance for each.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential use only anticipated.
SA 20	Is the site within 600m of a primary school?	-	
SA 21	Is the site within 400m of a bus stop?	+	Just within bus stop threshold. Residential use only anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This greenfield site is very sensitively located both with regard to the historic environment being adjacent to a grade 1 listed building and in landscape terms forming the approach to the village and adjoining an extensive area of water meadows. Although it has reasonable access to services the benefits accruing from this are outweighed by the potential harm arising from development.</p>			

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### Godmanchester Sites

**4.199** Sites in and around Godmanchester assessed in the 'Huntingdonshire Environmental Capacity Study 2013':

'Bearscroft Farm'  
'Wigmore Farm Buildings'  
'North of Clyde Farm'  
'RGE Engineering'  
'The Gables, Earning Street'  
'Extension to Bearscroft Farm'

### Bearscroft Farm

**4.200** This 42ha site is located to the east of the A1198, Godmanchester. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses including between 650 and 750 homes, between 5ha and 6ha of land for employment uses, up to 600m<sup>2</sup> of retail floorspace, a primary school, at least 2ha of accessible natural green space and community facilities.

**Table 4.88 - Sustainability Appraisal of Bearscroft Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Majority is classified as grade 2, with the section adjacent to Cardinal Park as grade 3.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	The Detailed WCS has identified that foul sewerage network capacity is limited for development of this site and a pre-development enquiry must be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Majority of site in flood zone 1 and not in rapid inundation zone. The emerging WCS shows that raw water resource availability isn't affected by location as all growth in. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	May give opportunities to link into strategic green infrastructure network. It is currently more than 300m from accessible natural green space of 2ha or more but there is potential for provision as part of development.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 2km of SSSI and SAC and several CWS. Potential for protected species on site due to field margins and boundaries
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Generally low visibility from the south and east due to ridge line being mostly to the east of the site. Some visibility from within the existing residential area of Godmanchester due to relatively flat topography. There is potential for some significant impacts but these can be mitigated.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	No known heritage assets on site although archaeological remains may be present.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The potential for decentralised energy should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development may affect surrounding countryside.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Unlikely to be affected by proposals for Cow Lane waste site other than potential traffic.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Adjacent to Godmanchester Rovers football ground and Judith's field.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Facilities are available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Substantial residential development could be provided.
SA 15	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a wide range of housing needs.
SA 16	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc. in any location.
SA 17	Is the site within 400m of a food shop?	+	Food shopping is relatively remote but a food shop is expected to form part of the development. A GP surgery is available a little over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester and accessible to potential employees.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional land for businesses anticipated within the site.
SA 20	Is the site within 600m of a primary school?	+	Although within easy reach of St Anne's primary school this is at capacity from its existing catchment. Due to scale of the site a primary school is expected to be provided on site.
SA 21	Is the site within 400m of a bus stop?	+	The site is constrained by capacity issues on the A14 and by the need to integrate the site

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SA Objective	Decision Aiding Question	Impact	Commentary
	Is the site free of known major transport infrastructure constraints?	-	across the A1198 with the rest of the town. Bus routes may be altered to serve a new development of this scale.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> The appraisal is broadly positive with flood risk, accessibility to open space and sports facilities and economic impact being positive. However there are a large number of neutral impacts, where the scale of the site would indicate that improvements could be made or that facilities would be included within the development, but there is uncertainty about whether this will be possible in all cases. There are also concerns with regards to the impact of development on the A14 and A1198 as well as how successful integration with Godmanchester can be.</p>			

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## Wigmore Farm Buildings

**4.201** This 0.7ha site is located to the east of the A1198, Godmanchester. It was assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for a mix of uses comprising approximately 10 homes.

**Table 4.89 - Sustainability Appraisal of Wigmore Farm Buildings**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The former agricultural use mean that the land cannot be considered as previously developed. The land is classed as grade 3. The site provides a transition to the open countryside so higher densities are not considered appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	A very small proportion of the far south west corner lies within flood zone 3a. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Potential to link into the Ouse Valley Strategic Green Space Enhancement area.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme (SAC and SSSI) is approximately 680m north west of the site. Potential for protected species on site due to hedgerows and trees on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site has a transitory role in the urban/ rural landscape being immediately adjacent the urban edge of Godmanchester; development would be unlikely to have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Limited extension into the open countryside may give potential increase.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to open space in adjoining recent development.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Facilities are available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	~	The limited scale of the site makes this unlikely.
SA 16	Will development help to make the area safer?	-	Introduction of housing development is likely to increase crime etc in any location.
SA 17	Is the site within 400m of a food shop?	-	Reasonable accessibility to services on The Causeway.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. Limited capacity for additional traffic on Silver Street restricts potential. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

**Summary:** This site is located in close proximity to a number of services including a bus stop, primary school, doctor's surgery and open space. There are also employment opportunities located nearby at Cardinal Distribution Park. The site is greenfield and located within the urban/ rural fringe of Godmanchester. Investigations carried out as part of the adjacent new development indicated that it could support a number of protected species - it is therefore likely that this site could also support some protected species. A very small proportion of the site falls within flood zone 3a.

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### North of Clyde Farm

**4.202** This 2.2ha site is located to the east of Silver Street, Godmanchester. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses comprising approximately 35 homes.

**Table 4.90 - Sustainability Appraisal of North of Clyde Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is not pdl .The land is classified as grade 3. Higher densities are considered appropriate subject to the impact on the character of Silver Street.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Most of the site lies within flood zone 1 and is not within a rapid inundation zone. However approximately a third of the site is in zone 3a run along the western length of the site. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Accessible to open countryside and potential to link into the wider green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within approximately 1.2km of Portholme SAC and SSSI. Potential for protected species on site due to brook and hedgerows on site
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend into the open countryside.
SA 7	Will development impact on heritage assets or their settings?	~	No known heritage assets on site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development would extend built-up area so may increase pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Godmanchester Rovers football ground is just within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to range of activities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a modest increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a range of housing needs.
SA 16	Will development help to make the area safer?	-	Introduction of housing development is likely to increase crime etc in any location.
SA 17	Is the site within 400m of a food shop?	-	Accessible to facilities along The Causeway.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	+	Within 600m threshold for primary school.
SA 21	Is the site within 400m of a bus stop?	-	Nearest bus stop with regular services is about 600m.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

**Summary:** The appraisal is broadly positive, as it is close to a number of services and employment opportunities, is classified as grade 3 agricultural land and is unlikely to have impacts on heritage assets. However the high visibility of the site from surrounding countryside and the way the area at risk of flooding runs centrally along the length of the site limits development potential to the northeast section only.

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### RGE Engineering

**4.203** This 3.8ha site is located east of The Avenue, Godmanchester. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses comprising approximately 70 homes and retention of part of the public car park.

**Table 4.91 - Sustainability Appraisal of RGE Engineering**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	More than half of the site has previously been developed. The whole site is classed as urban land. The site is considered suitable for high density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Over half of the site is at risk of flooding including functional floodplain, flood zone 3a and flood zone 3a with climate change. None of the site is within the rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Potential to link into the Ouse Valley Strategic Green Space Enhancement area.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme (SAC and SSSI) is approximately 250m southwest of the site. Potential for protected species on site due to trees and vegetated waterway margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has a prominent role in the urban/ rural landscape being immediately adjacent to a busy transition point between the urban area of Huntingdon and the causeway area of Godmanchester; development has the potential to have a significant impact on the landscape and townscape, although should prove to be an improvement on existing buildings.
SA 7	Will development impact on heritage assets or their settings?	~	There are several listed buildings and two conservation areas nearby; development would potentially have an adverse affect on heritage



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SA Objective	Decision Aiding Question	Impact	Commentary
			assets, although should prove to be an improvement on existing buildings.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to support decentralised energy or be able to link into decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	~	Close to an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Limited additional intrusion into the open countryside may give potential increase in impact of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to open space nearby. Godmanchester Cricket Ground is within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Several opportunities for cultural and social activities are available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of development means that affordable housing is likely to be required.
SA 16	Will development help to make the area safer?	~	Development is unlikely to significantly affect safety.
SA 17	Is the site within 400m of a food shop?	-	Reasonable accessibility to services in Huntingdon and Godmanchester.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to a range of business opportunities within Godmanchester and Huntingdon.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There is a bus stop on the Avenue and Huntingdon bus station is close by (approx 600m). Accesses onto a busy route between Huntingdon and Godmanchester may mean that traffic generation would have to be limited.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This site is located in close proximity to a number of services including a primary school, doctor's surgery and open space. Other services are not far away. There are numerous employment opportunities located nearby particularly within Huntingdon town centre. The site has been previously developed and is located within the urban/ rural fringe of Godmanchester. Flood risk and relationship with heritage assets are likely to be significant factors in determining the form and scale of development.</p>			

### The Gables, Earning Street

**4.204** This 0.5ha site is located west of the Earning Street, Godmanchester. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation in 2012. It was proposed for residential development of 3 homes. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013.

**Table 4.92 - Sustainability Appraisal of The Gables, Earning Street**

SA Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Most of site is garden land/ previously used for agriculture and related uses and is therefore classified as greenfield
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Small proportion of north western corner in flood zone 3a with climate change allowance Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space within 300m. There are considered to be no realistic opportunities to link with green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Portholme (SAC & SSSI) is approximately 800m northwest of the site. Potential for protected species due to age of buildings and established nature of garden land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development has potential to improve the townscape as it would remove large barns which detract from the character of the townscape.
SA 7	Will development impact on heritage assets or their settings?	~	Condition of some listed buildings adjacent the site is poor. The modern barns on site detract from the character of the conservation area. Small scale sensitive development of a high quality may enable improvements to the character and appearance of the conservation area and the setting of listed buildings.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.

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SA Objective	Decision aiding question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	There are not considered to be an potential issues with pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to recreation ground and cricket pitch.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to a range of activities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a very limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Small, sensitive scale of development required makes this unlikely.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Good accessibility to services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to all 3 business parks in Godmanchester.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is considered suitable for limited residential development, additional jobs unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Very sustainably located but gaining access is sensitive due to heritage constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

**Summary:** This is a sustainable site within the heart of Godmanchester. It is close to a range of services and facilities as well as employment opportunities. However, it is significantly constrained by heritage assets, is in close proximity to Portholme SAC and a small proportion lies within the flood zone.

### Extension to Bearcroft Farm

**4.205** This 1.9ha site is located east of Bearcroft Farm site, Godmanchester. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.93 - Sustainability Appraisal of Extension to Bearcroft**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Although the site has agricultural buildings it is not classed as previously developed, it is grade 2 agricultural land and the site would provide a transition to the open countryside from the Bearcroft Farm site so higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	This site was not assessed in the Detailed WCS, however given that the assessment for Bearcroft Farm identified that foul sewerage network capacity is limited it would seem reasonable to assume that the same would be true for this site.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site lies within flood zone 1 and therefore has the lowest risk of flooding. The site is not in a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are currently no areas of accessible green space nearby and no likelihood of linking or forming part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature conservation sites nearby. Potential for protected species on site due to hedgerows, trees and farm buildings.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site would have a transitional role in the urban/ rural landscape being immediately adjacent the Bearcroft Farm site and development could have a significant impact on views to and from the south and east.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no heritage assets evident on or adjacent to the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy and unless such sources or networks are developed as part

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SA Objective	Decision Aiding Question	Impact	Commentary
			of the Bearscroft Farm site these are unlikely to be available nearby.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Developed has the potential for adverse impacts but mitigation should be possible.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Open space may be provided as part of the adjacent Bearscroft Farm site but is currently not available nearby. There is an outdoor sports facility close by.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	These services are currently not available nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Housing development is unlikely to adversely affect safety.
SA 17	Is the site within 400m of a food shop?	-	These services are currently not available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Accessible to 3 business parks within Godmanchester.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely.
SA 20	Is the site within 600m of a primary school?	-	There are no primary schools available nearby.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. The site is potentially constrained by capacity issues on trunk and main roads nearby, although these may be addressed to the satisfaction of CCC and HA by the Bearscroft Farm Site. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal of this site is overall somewhat negative due in most part to the lack of services and facilities nearby. Although such deficiencies are likely to be addressed by proposed development of the Bearscroft Farm site this site cannot be considered suitable at the current time.</p>			

## St Neots Spatial Planning Area

**4.206** Sites in and around St Neots assessed for the 'Huntingdonshire Environmental Capacity Study 2013':

'Loves Farm Reserved Site'  
'Former Youth Centre, Priory Road'  
'Huntingdon Street'  
'St Neots Fire Station and Vacant Land'  
'Former Swimming Pool (Regional College and Adjoining Land)'  
'St Mary's Urban Village'  
'Cromwell Road Car Park'  
'TC Harrison Ford'  
'Potton Road'  
'Peppercorns Lane'  
'Crosshall Road'



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## Loves Farm Reserved Site

**4.207** This 1ha site is located to the north of Cambridge Road and to the east of the east coast mainline railway. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mixed use development to include supported housing or alternatively a community facility and approximately 30 homes or live-work units.

**Table 4.94 - Sustainability Appraisal of Loves Farm Reserved Site**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	This is a greenfield site which is partly developed with a service compound. The land is now urban but was previously shown as grade 2 agricultural land. The site is suitable for higher density as it is close to the town centre and railway station.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	The site is largely within a zone which indicates a 1 in 100 year chance of flooding. It is not in a rapid inundation zone. Most of the site has been subject to earthworks which have changed the ground levels. The outline approval considered a flood mitigation report. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is more than 300m from accessible natural green space of 2ha or over. The site is separated from strategic green space by roads, although the Fox Brook at the northern edge is identified as a green linkage.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of an SSSI but not within the DAQ threshold distance to any wildlife site. It is understood that ecological issues have largely been addressed through the Environmental Statement that covered Loves Farm as a whole and the land has been levelled with earthworks. Although there are no protected species recorded on the site, Fox Brook on the northern edge could potentially provide a habitat.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is prominent along Cambridge Road close to the railway line and can be termed a 'gateway'. There is the opportunity to add to the townscape by developing the site with an attractive building.
SA 7	Will development impact on heritage assets or their settings?	~	No heritage assets on site, although care should be taken in relation to the listed way marker outside of the site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There was no requirement for decentralised low carbon energy in the outline approval although there remains the opportunity to utilise such a network if developed nearby.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Attention is required to ensure that development does not result in pollution of Fox Brook.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is not within a Waste Consultation Area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space has been provided in Loves Farm and can be accessed from this site.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is relatively close to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	It is anticipated that some residential accommodation will be provided on site.
SA 15	Will development address a particular housing equality issue?	+	A care home for older people could be provided on site.
SA 16	Will development help to make the area safer?	+	Development would reduce the issues associated with a parcel of vacant land.
SA 17	Is the site within 400m of a food shop?	+	There is a food shop within 400m to the west of the railway line. A proposed district centre is also identified in the St Neots Eastern Expansion Urban Design Framework approximately 400m to the east. GP surgeries are currently located just beyond a 1km radius from the site.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Concentrations of employment opportunities exist within the threshold.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional jobs could be created with a care home.
SA 20	Is the site within 600m of a primary school?	+	The Round House Community primary school has been established in Loves Farm within 600m of this site.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops along Cambridge Road are within 400m and there is a new bus service within Loves Farm. The site is somewhat constrained as it is close to the railway line, however access can be safely provided from Dramsell Drive. Only a limited mix of uses is anticipated.
	Is the site free of known major transport infrastructure constraints?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	
<b>Summary:</b> This site is seen in the context of the Loves Farm development and there are no significant sustainability issues raised by identifying it for development.			

### Former Youth Centre, Priory Road

**4.208** This 0.5ha site is located to the northwest of Priory Road, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 14 homes.

**Table 4.95 - Sustainability Appraisal of Former Youth Centre, Priory Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	Site is previously developed. This is non agricultural land. Higher density development is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	More than half the site is in flood zone 3a, and a small area within the functional floodplain. The Environment Agency has commented regarding development with respect to an application (1100379OUT) indicating that it is acceptable subject to conditions. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of natural greenspace of 2ha or more. There may be opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of a SSSI (St Neots Common) & within 200m of a County Wildlife Site (River Great Ouse). Protected species may be present due to suitable habitats on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is largely obscured from the wider landscape to north/ west by trees, hedges and an embankment, the other side of which lies at a lower level. There are views out to the historic Flour Mill, and Lammas Meadows with St Neots Common beyond. Redevelopment could improve the impact of the site on townscape character
SA 7	Will development impact on heritage assets or their settings?	+	The site lies in a conservation area, but redevelopment could enhance the character & appearance. The WWII pillbox should be retained.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development will need to be appropriately designed to avoid light pollution onto the adjoining open space.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. A bowls green and tennis courts are in close proximity.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the town centre.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is unlikely that any particular issue will be addressed.
SA 16	Will development help to make the area safer?	+	The site is currently untidy and could be used anti-socially.
SA 17	Is the site within 400m of a food shop?	+	Food shops and GP surgeries are available in the town centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is in close proximity to town centre jobs.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No employment opportunities are likely to be provided.
SA 20	Is the site within 600m of a primary school?	-	The nearest Primary School is in excess of the 600m radius.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are some transport infrastructure constraints as the main entrance is from a private road. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This site comprises previously developed land located in close proximity to services, employment, public transport and open space, and is therefore a sustainable choice for residential development. It is vulnerable to flooding but a flood risk assessment			

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SA Objective	Decision Aiding Question	Impact	Commentary
has been prepared and assessed for an application which the Environment Agency did not object to. The site lies in a conservation area, however redevelopment could improve the site's impact given the current untidy appearance of the site.			

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## Huntingdon Street

**4.209** This 0.6ha site is located to the west of Huntingdon Street, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed use development of approximately 15 homes and approximately 0.25ha of employment.

**Table 4.96 - Sustainability Appraisal of Huntingdon Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is predominantly in current use for employment. The site is urban land. A higher density of development would be appropriate on this site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is not of strategic importance to improve habitat linkages. It is within 300m of accessible natural green space of 2ha or over associated with the River Great Ouse to the west.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 250m from the edge of the common land adjoining the River Great Ouse which is an SSSI. It is unlikely that there are protected species on site due to the abundance of hardstanding and operational use of site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Redevelopment could give rise to improvements to the character of the site. A number of properties overlook parts of the site. The Flour Mill building can be viewed from parts of the site.
SA 7	Will development impact on heritage assets or their settings?	+	The conservation area abuts the site to the south and there are listed buildings in the vicinity. The cottages adjacent to the north of the site are also part of the historic environment. Redevelopment has the opportunity to improve the character of the adjacent conservation area and a historic gateway into the town centre.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	There are likely to be impacts from light and noise.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space (Milk Fields approx 250m west) and is close to Priory Park which contains sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the town centre.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is unlikely that any particular issue will be addressed.
SA 16	Will development help to make the area safer?	+	Development could help to create a safer area.
SA 17	Is the site within 400m of a food shop?	+	Both the local convenience store on Leys Road and a town centre convenience store are within a 400m radius of the site. The Almond Road surgery and Clinic are within 200m.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to the centre of St Neots with a range of employment opportunities and the site itself currently serves an employment function.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Some replacement employment activities are envisaged. As the current uses are not intense, there could be a net increase.
SA 20	Is the site within 600m of a primary school?	+	The Priory Park primary school is within 200m.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops on Huntingdon Rd. There are no major transport infrastructure constraints. The site should continue to support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> The site is in a good location and a particularly sustainable development is possible if some employment on the site is retained.			

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### St Neots Fire Station and Vacant Land

**4.210** This 0.4ha site is located to the east of Huntingdon Street, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 20 homes.

**Table 4.97 - Sustainability Appraisal of St Neots Fire Station and Vacant Land**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The front part of the site is in current use for employment and the rear has previously been in use although only as allotments. The site is urban land. A higher density than exists at present would be appropriate on this site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is not of strategic importance to improve habitat linkages, but is within 300m of the natural green space around the River Great Ouse to the west.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 2km of the common land adjoining the River Great Ouse which is an SSSI. There is potential for protected species due to trees and hedgerows on site and the former use of part of the site as allotments.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is largely flat and visible from the road and from the rear of nearby houses. Redevelopment could give rise to improvements to the character of the site. There are some protected trees on site which should be retained.
SA 7	Will development impact on heritage assets or their settings?	+	Redevelopment offers the opportunity to improve the street frontage of a historic route into St Neots.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is unlikely that there would be an opportunity for decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Good design is needed to ensure that development at the rear does not lead to light or noise issues affecting neighbours.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is not in a Waste Consultation Area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the thresholds (Priory Park is approximately 300m north east of site).
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to the centre of St Neots.
SA 14	Will the site provide an increase in residential accommodation?	+	Additional housing is envisaged.
SA 15	Will development address a particular housing equality issue?	+	Some affordable housing may be provided.
SA 16	Will development help to make the area safer?	-	The loss of the fire station from this location could make people feel less safe.
SA 17	Is the site within 400m of a food shop?	+	Both the local convenience store on Leys Road and a town centre food shop are within a 400m radius of the site. The Almond Road surgery and Clinic are nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to employment opportunities in the centre of St Neots.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The only opportunities are likely to be home working.
SA 20	Is the site within 600m of a primary school?	+	The Priory Park primary school is nearby.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops on Huntingdon Rd. There are no major transport infrastructure constraints. A mix of uses is unlikely.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This site is sustainably located and sensitive redevelopment could add to the character of the area.			

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## Former Swimming Pool (Regional College and Adjoining Land)

**4.211** This 2.2ha site is located to the east of Huntingdon Street, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed use development incorporating supported housing or alternative use such as a swimming pool, community facility or employment (B1) on 0.5ha fronting Huntingdon Street, approximately 40 homes on the land to the rear the St Neots Huntingdonshire Regional College or additional housing on that part of the site.

**Table 4.98 - Sustainability Appraisal of Former Swimming Pool (Regional College and Adjoining Land)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Overall, less than half of the site is considered to be PDL. The site is classed as urban land. Nearby sites are developed to a reasonably high density.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site directly links to Priory Park to the north which is a green space of over 2ha although it is not defined as a natural area. Part of the site is within a 300m threshold associated with the natural green space around the River Great Ouse to the west.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 500m from the edge of the common land adjoining the River Great Ouse which is an SSSI. Protected species may be present on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The existing college is located amongst other buildings. Some of the other land is visible from the road, Priory Park or the wider area. The land is flat and partly screened by trees.
SA 7	Will development impact on heritage assets or their settings?	~	The site is within a conservation area and the form of development will need to have regard to the historic street scene and long views. Archaeological remains may be present. There

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SA Objective	Decision Aiding Question	Impact	Commentary
			is potential to add to the historic character with appropriate design.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There could be potential for decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is unlikely to lead to pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is not within a Waste Consultation Area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is adjacent to Priory Park which includes a playground adjacent to the site. It also includes football pitches, changing rooms and a pavilion.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is within 800m of the town centre.
SA 14	Will the site provide an increase in residential accommodation?	+	Additional housing is proposed.
SA 15	Will development address a particular housing equality issue?	+	The site has potential for a care home.
SA 16	Will development help to make the area safer?	+	Part of the site is fenced off at present and a footpath runs through the area. Development could help to make the area busier and feel safer.
SA 17	Is the site within 400m of a food shop?	+	There is a convenience store on Leys Rd within a 400m radius of the site. The site is adjacent to the Almond Road surgery and clinic.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is next to some employment uses and near to the centre of St Neots.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Some jobs could be created in a care home.
SA 20	Is the site within 600m of a primary school?	+	The site is adjacent to the Priory Park Infant School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops on Huntingdon Street with the closest one immediately outside of the site. There are no major transport infrastructure constraints, although appropriate access is an issue. A limited mix of uses is possible.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> The site is sustainably located close to open space and various services and relatively close to St Neots town centre. The potential for impact on the Conservation Area, archaeological remains and the loss of views over open space are key issues that sensitive design will need to address.			

### St Mary's Urban Village

**4.212** This 0.7ha site is located to the south of the High Street, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed use development incorporating approximately 40 homes, retention of Brook House as offices and approximately 60m<sup>2</sup> of retail floorspace (class A1 - A2).

**Table 4.99 - Sustainability Appraisal of St Mary's Urban Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	This is a developed site. It is classified as urban land. Higher density development would be appropriate in this town centre location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	More than half the site is in SFRA Flood Zone 1, but part lies in 3a and very small part in south in 3b (due to its proximity to Hen Brook) Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Due to site's small scale and location within the town centre it is unlikely to provide opportunities to link with strategic green infrastructure network. It is not within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site falls within 1km of an SSSI (St Neots Common) and within 200m of a County Wildlife Site (River Great Ouse).
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	Protected species may be present due to suitable habitats on site. A colony of bats has been identified at the adjacent St Mary's Church.
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Most of the site is hidden from the High Street, but can be viewed from Church Walk. The site is most visible from the south, with Brook House in a prominent position. There are views to St Marys Church tower. Sensitive redevelopment could improve the impact of the site on townscape character given its current untidy state.
SA 7	Will development impact on heritage assets or their settings?	~	The site is in a conservation area with several listed buildings within and adjacent the site



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SA Objective	Decision Aiding Question	Impact	Commentary
			(including a Grade 2*); and may also contain curtilage listed buildings or undesignated heritage assets. Development has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	-	The site is partly within the St Neots Air Quality Management Area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The town centre is generally not sensitive to light or noise, but this site has particular sensitivities with the nearby church and the existing air quality issues.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of a Waste Search area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of an existing area of open space and within 800m of a football pitch and a bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are a number of cultural and social facilities in the town centre.
SA 14	Will the site provide an increase in residential accommodation?	+	The site provides an opportunity for a significant increase in town centre residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Some affordable housing should be provided on site.
SA 16	Will development help to make the area safer?	+	Additional development could help to make the area safer outside of normal working hours.
SA 17	Is the site within 400m of a food shop?	+	There are food shops and GP surgeries in the town centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is in close proximity to town centre jobs and within 2km of industrial areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional employment is envisaged.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops in the town centre. Vehicle access from the High Street is unlikely to be suitable and alternative access from Brook Street should be provided. The site can support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

**Summary:** This underdeveloped site is located within St Neots town centre, with excellent access to services, facilities and employment opportunities as well as outdoor sports facilities, and is therefore a sustainable choice for mixed use development. This is a sensitive site due to its location within the conservation area and the presence of listed buildings on and around the site, in particular the grade 2\* listed Brook House, and any redevelopment proposals must have regard to the impact on their character. A small part of the site to the south is vulnerable to flooding, which may reduce the proportion of the site suitable for development.

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## Cromwell Road Car Park

**4.213** This 0.5ha site is located to the west of Cromwell Road, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 20 homes.

**Table 4.100 - Sustainability Appraisal of Cromwell Road Car Park**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The whole site is considered to be previously developed land as it is used for car parking. The land is classed as urban land. Higher density development is appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site is in flood zone 1 which indicates the least known risk of flooding and the site is not in a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is further than 300m from a natural greenspace over 2ha. The site currently does not provide any habitat linkages and redevelopment is unlikely to change this.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is over 1km from the nearest SSSI. It is unlikely that there are protected species on site due to operational use as a car park and abundance of hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from a main road within an urban area but there is little townscape value to this location. Limited landscaping exists on the site and additional landscaping would enhance the townscape.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets on or adjacent the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	There is potential for decentralised energy in conjunction with businesses on Cromwell Road.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site has a long road frontage and neighbouring uses are set back from the boundaries.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	There are no areas of search for waste purposes nearby.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There are considerable areas of open space nearby. The southern boundary adjoins Samuel Pepys Primary School's playing fields, but there are no defined outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Although close to the town centre there are no identified facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing should be provided.
SA 16	Will development help to make the area safer?	+	The existing car park is surrounded by high fencing and gates which are locked at night. Redevelopment with housing should help make the area feel safer.
SA 17	Is the site within 400m of a food shop?	-	There is no food shop within a 400m radius. The convenience store along Cambridge Street is some 500m from the site. The closest GP surgery is within a 1km radius.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There are employment uses on Cromwell Road and St Neots town centre is accessible.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the use will be residential.
SA 20	Is the site within 600m of a primary school?	+	Samuel Pepys school (not a mainstream school) is adjacent and St Mary's CofE Primary School is just to the west of that. The Winhills County Primary School is also within a 600m radius.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops along Cromwell Road within a 400m radius of the site. The site is served by a private shared access road which should be improved to serve development. A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<b>Summary:</b> This site is sustainably located with most services within reasonable distances. Alternative use is envisaged given that the owner has identified that it will not continue to be needed for car parking associated with an nearby industrial use.			

### TC Harrison Ford

**4.214** This 0.8ha site is located to the south of Cambridge Street, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. At that time it was proposed for mixed use development involving approximately 0.3ha of employment (B1) or alternative town centre uses such as a restaurant or leisure facility on the frontage and approximately 30 homes at the rear. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013 when it was not considered to be available for development.

**Table 4.101 - Sustainability Appraisal of TC Harrison Ford**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is developed land in current use. It is urban land. A higher density development would be appropriate given its location close to the shopping area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site is in flood zone 1 which indicates the least known risk of flooding and the site is not in a rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of accessible natural green space of 2ha or more. There are no public footpaths across the site linking to any strategic green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is some 600m from the common land adjacent to the River Great Ouse which is an SSSI. It is unlikely there are protected species on site due to operational use and abundance of hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The street frontage is prominent. Other parts of the site are viewed only from adjoining properties. As the site is largely hard surfaced at present, change could improve the character.
SA 7	Will development impact on heritage assets or their settings?	+	The existing site has a negative impact on the conservation area and redevelopment could contribute to its appearance and that of the adjacent listed building.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	~	The St Neots Air Quality Management Area is immediately adjacent.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	There are recent developments nearby and appropriate design should avoid pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of a Waste Search area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space. The site is within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to town centre facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable homes could be provided.
SA 16	Will development help to make the area safer?	+	Neighbouring residents may feel that the area is safer if the rear of this site is developed.
SA 17	Is the site within 400m of a food shop?	+	There are several food shops in close proximity in the town centre. The Cedar House GP surgery is nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within the St Neots town centre boundary which has a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	It is envisaged that some or all of the existing jobs could remain on site.
SA 20	Is the site within 600m of a primary school?	+	The Priory Park Infant School is nearby.
SA 21	Is the site within 400m of a bus stop?	+	There are bus routes along Cambridge Street. The site is close to the intersection of a main road but appropriate development is possible. The site is currently in employment use and mixed use could be promoted.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> The site is well located close to the town centre and no significant constraints have been identified. It scores particularly well in sustainability appraisal if employment continues to be provided on part of the site.			



### Potton Road

**4.215** This 4.4ha site is located to the southwest of Potton Road, St Neots. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.102 - Sustainability Appraisal of Potton Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	This is a greenfield site which is grade 2 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site is within flood zone 1 and is therefore at the lowest risk of flooding and does not lie in a rapid inundation zone. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is opposite open farmland but there are no accessible natural green spaces within 300m. The site could be linked into the strategic green space network through public rights of way.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not known to be within 2km of any designated nature site. There are no habitats of protected species recorded on site but investigation would be required due to presence of field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is visible from the A428 and south, Potton Road and the railway. Development would have a significant effect on the landscape, particularly if commenced in advance of the development of the Eastern Expansion area, SN01. Although there is housing on the western side of the railway (Eynesbury), there is no likelihood of connection across the railway to link in with that area. The slopes on the site would make development of the site more prominent than that in Eynesbury. An existing 132kV overhead transmission line is visible from many points in the landscape.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	-	Neutral impact as no evident heritage assets on or adjacent to the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	This site is too small on its own, but in conjunction with neighbouring sites it is possible that a decentralised energy system could be provided.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside of air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Likely to be impacts from light and noise.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Part of the site is within the Waste Consultation Area associated with the Marston Rd site.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Although the site is within a 500m radius of existing open space (Parklands) this open space is separated by the railway line and therefore not accessible. Outdoor sports facilities are currently beyond the 800m threshold. The St Neots Eastern Expansion UDF identifies that the proposed district and local centre could be the location for active sports facilities in association with a new primary school.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Outside of cultural or social activities threshold.
SA 14	Will the site provide an increase in residential accommodation?	-	No capacity identified on site for residential development at this time.
SA 15	Will development address a particular housing equality issue?	-	No capacity identified on site for residential development at this time.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Outside of food shop threshold and surgery/health centre threshold.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There are concentrations of employment within 2km of much of the site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development at this time.
SA 20	Is the site within 600m of a primary school?	+	Two primary schools together with a number of shops and a health centre should be located in the adjacent Eastern Expansion. The Roundhouse primary school will also serve the area, and part of the site north of Cambridge Rd is within 600m.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 21	Is the site within 400m of a bus stop?	-	Bus routes may be altered to serve a new development on the scale of the adjacent Eastern Expansion. It is known that improvements to the A428 are necessary. Given the constraints of this site, it is accommodated.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	
<p><b>Summary:</b> The site raises key sustainability issues as it is greenfield and development will have landscape impacts. This site is reliant on the development of land to the north and east as key services such as additional schools and shops are likely to be located there.</p>			

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### Peppercorns Lane

**4.216** This 4.9ha site is located north of Peppercorns Lane, St Neots. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.103 - Sustainability Appraisal of Peppercorns Lane**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is not considered to be previously developed land. It is used for recreational purposes. It is understood that the potential development area was partly previously occupied by stable buildings. The agricultural land class is Grade 3. Residential development would be appropriately designed at a similar density to neighbouring development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The area proposed for development is located in Flood Zone 1. Small parts of the larger site close to the River Great Ouse are in the functional flood plan, 1 in 100 year flood extent and 1 in 100 yr flood extent (with climate change allowance). The site is not in a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The cricket pitch itself is considered to be an open space and the site is in close proximity to the Barford Road open space on the eastern side of the River Great Ouse. However it is not within 300m of an area defined as natural green space. The site is well connected with the green infrastructure network to the north on the western side of the River Great Ouse and to the east of the River given the recent opening of the new path and bridge connecting Eaton Socon with Eynesbury.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species due to the vegetation particularly along borders.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of the site will be visible from public space, in particular the new bridge over the river. It could have a significant impact, although an appropriately sensitive design could mitigate this.
SA 7	Will development impact on heritage assets or their settings?	~	Neutral impact as no evident heritage assets on or adjacent site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no identified air quality issues.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	It is possible that development in this location will add light to the setting, although with appropriate design this could be mitigated.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of waste designations.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is currently used as open space and is adjacent to the cricket pitch and pavilion. The proposal would lead to a loss of some privately owned open space.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are pubs nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The proposal is for housing on the site, in connection with formalising the use of the privately owned cricket pitch for the public.
SA 15	Will development address a particular housing equality issue?	-	The development is unlikely to meet the threshold where affordable housing is required.
SA 16	Will development help to make the area safer?	+	Development could potentially add to informal surveillance of the area.
SA 17	Is the site within 400m of a food shop?	+	There is a small food shop and a health centre within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to the Eaton Socon industrial estates.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The proposal is for residential development.
SA 20	Is the site within 600m of a primary school?	-	The site is just over 600m from the nearest primary school.
SA 21	Is the site within 400m of a bus stop?	-	Access is an issue that will need to be addressed. Peppercorns Lane is very narrow and access from Shakespeare Road may be preferable. It is understood that the developer may propose an arrangement which changes the existing use of the access from Peppercorns Lane for the Cricket Club. The site is proposed for housing and open space only.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The site is currently part of a larger open space, part of which contains a cricket pitch and pavilion. The key issue is the loss of a portion of this land as open space to residential development and effect on the character and setting of Eaton Socon. Access is also an issue as Peppercorns Lane is very narrow.</p>			

### Crosshall Road

**4.217** This 1.5ha site is located north of Peppercorns Lane, St Neots. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.104 - Sustainability Appraisal of Crosshall Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is open space. The site is Grade 2 agricultural land. A high density of development is not considered appropriate in this location at the edge of Eaton Socon bordering the golf course.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site is entirely located in Flood Zone 1. The site is not in a rapid inundation zone. There are no known issues with the use of SuDS
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site borders the golf course which is over 2ha, but not within 300m of the St Neots Common which is defined as accessible natural green space. It is possible that the site could link into the golf course and green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is within 2km of the St Neots Common SSSI. There is potential for protected species due to the open space use of the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development could have a significant impact on the landscape which is predominantly open space.
SA 7	Will development impact on heritage assets or their settings?	-	Development could negatively impact on the setting of the Grade II* listed Crosshall Manor and the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Although the site is next to the A1, there is no air quality management area in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development could potentially cause light pollution in the area.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of waste designations.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space (open space adjoins the eastern boundaries). The site is next door the golf course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are pubs and a community hall nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing.
SA 15	Will development address a particular housing equality issue?	-	The amount of housing proposed would not automatically generate a requirement for affordable housing.
SA 16	Will development help to make the area safer?	+	Development of the site could help to prevent anti-social behaviour on private open space.
SA 17	Is the site within 400m of a food shop?	-	There is no food shop or health centre within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within the threshold distance to St Neots town centre.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is not proposed for employment.
SA 20	Is the site within 600m of a primary school?	+	The site is within the threshold distance to the Eaton Ford primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are no major transport infrastructure constraints. A mix of uses would not be supported on the site.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> Although not close to shops and health centres, development on the edge of St Neots is generally more sustainable than development in villages. A key issue in respect of developing this greenfield site is the effect on the Conservation Area and adjoining listed building.</p>			

### St Ives Spatial Planning Area

**4.218** Sites in and around St Ives assessed for the 'Huntingdonshire Environmental Capacity Study 2013':

'St Ives West'  
'Former Car Showroom, London Road'  
'Giffords Farm'  
'Former Vindis Showroom'  
'St Ives Football Club'  
'South of New Road'  
'North of Houghton Road'  
'East of Old Ramsey Road'

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### St Ives West

**4.219** This 47ha site is located south of Houghton Road. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses to comprise approximately 22ha of green space, approximately 500 homes, approximately 450m<sup>2</sup> retail floor space and community facilities.

**Table 4.105 - Sustainability Appraisal of St Ives West**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Parts of the site are previously developed but most of the site is greenfield. The majority of the site is Grade 3 agricultural land. While parts of the site may be developed to higher densities, parts of the site should be at lower densities given the location in the Ouse Valley adjacent to open space.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The majority of the site is in flood zone 1 and outside the rapid inundation zone. Infiltration SuDS may not be possible due to geology. The south of the site lies within a Total Catchment (Zone 3) Source Protection Zone.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. There are opportunities to link into the Ouse Valley green infrastructure network and for significant enhancement of it.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a County Wildlife Site to the south east. It is in close proximity to Houghton Meadows SSSI. Protected species may be present on site given the trees, dilapidated buildings, proximity to CWS and SSSI and the river.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site generally has limited visibility due to amount of trees and other vegetation on boundaries, although the site has a number of distinct changes of level and there are points and areas that are more visible; there is potential for long views to the south, east and west from several points in the southern sections. Until recently visibility from the north was limited due to established trees and hedges on boundaries, however due to highway works the site is now highly visible

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SA Objective	Decision Aiding Question	Impact	Commentary
			locally. Longer views to the north are now limited in part by residential development north of Houghton Road. There is potential for impact to be significant however landscaping in accordance with the urban design framework will minimise impact.
SA 7	Will development impact on heritage assets or their settings?	~	There is potentially a significant adverse impact due to heritage assets on site, although development could potentially secure the future preservation of these. Conservation areas cover some land within the site and adjacent.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The UDF indicates that the Council will aim for on site renewable energy in this area.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the site are prominent and landscaping will be required to ensure that light and visual pollution are limited.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The St Ives WWTW is to the north of St Ives off Marley Rd and there is a WCA in Meadow Lane to the east. The recycling depot is to the north of St Ives.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances. The One Leisure Outdoor Sports Centre is located within 800m of the site. Due to scale of the site provision of open space will be an integral part of development, specifically through the provision of a significant area of accessible green space to the south.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is within 800m of the Burgess Hall which holds various activities. It is also close to the St Ivo secondary school and One Leisure St Ives.
SA 14	Will the site provide an increase in residential accommodation?	+	There is significant capacity for new residential accommodation in this location.
SA 15	Will development address a particular housing equality issue?	+	Significant capacity exists for new affordable housing.
SA 16	Will development help to make the area safer?	+	The Thicket and other open spaces can be isolated. The UDF anticipates more through-routes and better pedestrian and cycling access.
SA 17	Is the site within 400m of a food shop?	-	Due to scale of the site provision of a food shop to meet local needs is considered to be appropriate on site, but there is no shop within the threshold at present. The majority of the site is more than 1km from a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Although most of the employment sites in St Ives are on the east side of St Ives, this is still within 2km of about half of the site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	It is anticipated that the site will be developed predominantly for housing and open space. Jobs will be limited to those in a shop, community facilities and home working.
SA 20	Is the site within 600m of a primary school?	-	The majority of the site is more than 600m from a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby and the provision of additional bus stops is discussed in the UDF. The recent works along Houghton Rd have created access for the development and there are no known major transport constraints. The site will support a limited mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> This area offers a sustainable opportunity for growing St Ives together with providing additional green infrastructure. There are significant biodiversity and heritage assets on site which will influence the form of development.			

### Former Car Showroom, London Road

**4.220** This 1.2ha site is located west of London Road, St Ives. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for supported housing.

**Table 4.106 - Sustainability Appraisal of Former Car Showroom London Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is previously developed land. The land is classified as grade 4 agricultural land. Higher density development would be appropriate on this land given its location close to the town centre.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	The site is within flood zone 3a with climate change allowance and within the rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. There may be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site lies within the distance threshold of a County Wildlife Site (River Great Ouse). There is potential for protected species as it is vacant and bordered by trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is prominent in the townscape and high quality development would offer the opportunity to improve the streetscape.
SA 7	Will development impact on heritage assets or their settings?	+	Development has the potential to improve the character and appearance of the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Development on site could potentially incorporate renewable energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to light pollution over the adjoining meadow area. Appropriate mitigation measures will be required.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of a Waste Search area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to all town centre activities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in supported housing, a form of residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Particular needs for supported housing would be met.
SA 16	Will development help to make the area safer?	+	The site is currently vacant and therefore vulnerable to crime. New development would make the area safer.
SA 17	Is the site within 400m of a food shop?	-	Although close to the town centre there is no food shop within 400m. The site is within the threshold distances for a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within the threshold distances of employment areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Some jobs would be created.
SA 20	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the site.
SA 21	Is the site within 400m of a bus stop?	-	The St Ives bus station and the Guided Busway are nearby but more than 400m away. The site is on a minor road with no major transport constraints. The site is anticipated to be used for supported housing only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This previously developed site is located close to St Ives town centre. Although flooding is an issue, the fact that the site is previously developed indicates that redevelopment is possible, subject to appropriate flood risk mitigation measures. The presence of a gas compound on site to the rear also limits the developable area.</p>			



### Giffords Farm

**4.221** This 5.6ha site is located east of Somersham Road, St Ives. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.107 - Sustainability Appraisal of Gifford's Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is not previously developed. The land is mostly classified as grade 3 agricultural land but there is about a third classed as grade 2. Higher density development would only be appropriate on parts of this land adjacent to the built-up area of St Ives.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	A sizeable area along the western boundary is within flood zone 3a or 3a with climate change allowance. There is also an area along the southern boundary that is with 3a with climate change allowance. None of the land is in a rapid inundation zone. There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk. There is a drain along the road boundary.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or more within 300m. There is potential for links to be made with strategic green infrastructure networks.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species to be present as there are trees and hedgerows on the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is prominent along the roads into St Ives from the east and north and along Somersham Road that forms the eastern edge of St Ives. Longer views are disrupted by the recently relocated St Ives golf course that runs around the north and east. Development would be unlikely to detract from the adjacent townscape as it is dominated by employment uses.
SA 7	Will development impact on heritage assets or their settings?	+	There would not appear to be any heritage assets on the land or nearby so impact is unlikely.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Development on site could potentially incorporate renewable energy and could potentially be of a scale that would allow for development of decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is prominent, but light and noise are unlikely to be problems for the adjacent uses.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The only Waste Consultation Area is that around Meadow Lane St Ives. However, the Sewage Treatment Works is located to the west within an 800m radius.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within the threshold distances for open space. The land is adjacent to a outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There would appear to be no opportunities for social or cultural activities nearby.
SA 14	Will the site provide an increase in residential accommodation?	-	Residential development is not proposed.
SA 15	Will development address a particular housing equality issue?	-	Residential development is not proposed.
SA 16	Will development help to make the area safer?	~	Development would not necessarily make the area any more safe or unsafe.
SA 17	Is the site within 400m of a food shop?	-	Services and facilities are further away.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is close to a large employment area and to potential sources of employees.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The principal use proposed is for employment development.
SA 20	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the land.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. How the site will be safely accessed will need to be resolved. The principle use proposed is for employment development.
	Is the site free of known major transport infrastructure constraints?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> Overall the appraisal is broadly neutral but there are a number of shortcomings and potential advantages. There are limited services nearby and while the main proposed use is for employment, so there might be less requirement for services and facilities, it also means that there is less potential for them to be provided as part of development. Providing good access to the site is an issue.</p>			

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### Former Vindis Showroom

**4.222** This 2.7ha site is located east of London Road, St Ives. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 50 homes.

**Table 4.108 - Sustainability Appraisal of Former Vindis Showroom**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is PDL and on grade 3 agricultural land. It would not be suitable for higher density development as it is located at the edge of St Ives and at an entrance to the town.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	The site is in flood zone 3 with climate change allowance, and the whole site lies in the rapid inundation zone. Given the potential for flooding, more works may be required than normally anticipated in the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. The site does not lend itself to being part of the green infrastructure network although the marina is across the road.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not within 2km of a Ramsar, SAC or SPA. Nor is it within 1km from a SSSI or NNR or 200m from a CWS. No protected species are known to exist on site but there is a pond and tree margins where it is possible that they could be located.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape providing low density development is built.
SA 7	Will development impact on heritage assets or their settings?	+	The site is not likely to impact on any heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is unlikely that there would be any decentralised low carbon energy source or network in this vicinity.

# Stage B: Develop options and appraise effects 4

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The site is prominently placed on the road and therefore there should be actions taken to minimise light and noise pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Site outside areas of search in the Cambridgeshire and Peterborough Minerals and Waste LDF.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space. St Ives Rowing Club is just outside the 800m vicinity.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The site is just outside the 800m threshold for a facility providing social or cultural facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is likely to provide residential accommodation, approx 50 dwellings.
SA 15	Will development address a particular housing equality issue?	-	Insignificant amount of affordable housing available on the site.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	A food shop is within the threshold. A GP surgery/health centre is just outside the 1km radius.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The St Ives business park is 2.12km away, but there are other employment opportunities in St Ives within the threshold.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is anticipated to be used for housing only.
SA 20	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school. Hemingford Grey Primary School is approximately 1km away.
SA 21	Is the site within 400m of a bus stop?	+	A bus stop is within the threshold distance. Access is already available onto local infrastructure. Development is likely to be exclusively residential.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This is a brownfield site with relatively good access to the town centre and most services and facilities. Although flooding is an issue, the fact that the site is previously developed indicates that redevelopment is possible, subject to appropriate flood risk mitigation measures. It is recognised that housing is a more sensitive use than business and a flood risk assessment will be required.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### St Ives Football Club

**4.223** This 1.3ha site is located off Westwood Road, St Ives. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 50 homes.

**Table 4.109 - Sustainability Appraisal of St Ives Football Club**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is not PDL.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	It is located on agricultural land grade 2, but has been in use as a football pitch.
	Is the site in an area where higher density development is appropriate?	+	Close proximity to the edge of the settlement boundary but surroundings mean higher density may be appropriate.
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Site is not in any flood risk zone or in in the rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Site is not within 300m of an area of accessible natural green space. There would not be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Within approximately 1.3km of a SSSI (Houghton Meadows).
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	No protected species known to exist on site.
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape as the surrounding area is already developed.
SA 7	Will development impact on heritage assets or their settings?	+	The site is not likely to impact on any heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is unlikely that there would be any decentralised low carbon energy source or network in this vicinity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is adjacent to existing housing development and therefore there should be actions taken to minimise light and noise pollution. There could actually be a reduction in light pollution with the removal of floodlights relating to existing use.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Site is adjacent to existing sports provision at St Ives Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Such facilities exist at adjacent to Burgess Hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is likely to provide residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing could be provided as part of a potential residential scheme
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Within 1km of a surgery/health centre but not within 400m of a food shop.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of employment opportunities
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Site is anticipated to be used for housing provision only.
SA 20	Is the site within 600m of a primary school?	+	Site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. Development is likely to be exclusively residential.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly positive. The site is in a relatively sustainable location close to services and facilities. Although not strictly speaking a brownfield site, as it has been in use as a football pitch, the site is not greenfield in the sense that it is in use. There are no issues with flooding.</p>			



# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### South of New Road

**4.224** This 1.3ha site is located south of New Road, St Ives. It was originally assessed and presented in the draft Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 14 homes.

**Table 4.110 - Sustainability Appraisal of South of New Road**

SA Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is currently developed. The land is classified as urban. Higher density development would be appropriate on this land given its central location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Majority of site in flood zone 3a with climate change, also within rapid inundation zone Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of accessible natural green space of 2ha or more. There would not be an opportunity to link into the green infrastructure network from this small site.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is located within 200m of a County Wildlife Site (Meadow Lane Gravel Pits). Protected species are unlikely to be present on site due to existing industrial use and extensive hardstanding.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is locally highly visible due to its position immediately adjacent to New Road. There are intermittent longer views to southeast and southwest. There is potential for significant enhancement of the conservation area.
SA 7	Will development impact on heritage assets or their settings?	+	The site is within the conservation area and development would potentially enhance the area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	As this is a small site in the middle of an existing area it is unlikely that there would be significant opportunities for low carbon energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.

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SA Objective	Decision aiding question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	It is unlikely that development would lead to light, noise or visual pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances. The site abuts an outdoor bowling green.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is close to all town centre activities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could be partly used to provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	It is unlikely that affordable housing or other particular needs would be met through small scale development.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	The site is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within the threshold distances of employment areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	The site is currently in employment use so although some jobs should be created on the site the total number may not increase from that on site at present.
SA 20	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the site.
SA 21	Is the site within 400m of a bus stop?	+	The St Ives bus station and the Guided Busway are nearby. The site is on a minor road with no major transport constraints. The site can support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> The site is well located in the town centre. However there are issues with the flood risk and rapid inundation zone. Given that the site is already developed, and issues of flood risk have been addressed in approved planning applications, this site is appropriate for development.</p>			

# 4 Stage B: Develop options and appraise effects

## North of Houghton Road

**4.225** This 0.2ha site is located north of Houghton Road, St Ives. It was originally assessed and presented in the draft Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012, when it was proposed for approximately 11 homes. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013 when it was not considered suitable for development.

**Table 4.111 - Sustainability Appraisal of North of Houghton Road**

SA Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Less than half of the site is considered to be previously developed. The land is classified as urban. Higher density development would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of accessible natural green space of 2ha or more. There would not be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites nearby. There is potential for protected species due to the trees on site
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is well enclosed at the rear by existing landscaping and neighbouring development. New development could impact on the street scene of this significant road.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets are evident on or near the site
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	As this is a small site in the middle of an existing area it is unlikely that there would be significant opportunities for low carbon energy.

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SA Objective	Decision aiding question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity, but the site is on a busy road.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the site are prominent from the street and landscaping will be required to ensure that light and visual pollution are limited.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The St Ives WWTW is to the north of St Ives off Marley Rd and there is a WCA in Meadow Lane to the east. The recycling depot is to the north of St Ives.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is within 800m of the Burgess Hall, the St Ivo secondary school and One Leisure St Ives.
SA 14	Will the site provide an increase in residential accommodation?	+	Additional homes could be provided on site, although a significant increase is only possible with amalgamation of the two sites and demolition of the existing houses.
SA 15	Will development address a particular housing equality issue?	-	It is unlikely that affordable housing or other particular needs would be met through small scale development.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	The site is within the threshold distances for shops and a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within the threshold distances of employment areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the site will be developed for housing.
SA 20	Is the site within 600m of a primary school?	+	There are two primary schools within 600m of the site.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. Appropriate access will be required to the A1123. It is anticipated that the site will be developed for housing.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> This is a sustainable site located in close proximity to St Ives town centre and the services and facilities offered by the town. It is also in close proximity to open space and outdoor facilities and is near to a bus stop.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### East of Old Ramsey Road

**4.226** This 33ha site is located northeast of the Old Ramsey Road, St Ives. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.112 - Sustainability Appraisal of East of Old Ramsey Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is previously undeveloped. Approximately half the land is classified as grade 2 agricultural land with the other half being grade 3. Higher density development may be appropriate for some of the site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	Some of the land around the northern boundary is within flood zone 3a, other land towards the south west is considered to be at risk from other forms of flooding. These areas would not be suitable for residential development. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The woods at Wiggin Hill Farm are accessible natural greenspace of 2ha or more. There is potential for links to be made with strategic green infrastructure networks.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species as there are trees and hedgerows on field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is prominent along the road running around the north of St Ives. The land slopes so that the northern areas are lower than the southern parts of the land. The landscape is generally open and development would be visible from some distance from large areas to the north.
SA 7	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Development on this scale could potentially incorporate decentralised low carbon energy

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SA Objective	Decision Aiding Question	Impact	Commentary
			sources or networks. Due to north facing slopes opportunities for solar may be limited.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is prominent to a wide area to the north so light may be an issue.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	There is an area of open space nearby. There is an outdoor sports facility nearby.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities for cultural and social activities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Development of the land would provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of development would trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Housing development would neither make the area safe nor make it any more unsafe.
SA 17	Is the site within 400m of a food shop?	+	The Burleigh Centre, which includes the Rainbow Coop supermarket, is within 400m of the eastern edge of the site. Other services and facilities are further away.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	There are employment areas within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Beyond the initial development phase job creation would be limited to home working.
SA 20	Is the site within 600m of a primary school?	-	Most services and facilities are further away.
SA 21	Is the site within 400m of a bus stop?	+	There is a bus stop nearby. There are no major transport constraints currently known, however development on this scale is likely to have impacts on the A1123 which has capacity issues. The site is anticipated to be used for housing only.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> Although the appraisal is overall somewhat positive, impact on the countryside to the north is considered to be a significant constraint. This site has not been considered in the Water Cycle Study in relation to St Ives Waste Water Treatment Works.</p>			

## 4 Stage B: Develop options and appraise effects

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Ramsey Spatial Planning Area

**4.227** Sites in and around Ramsey assessed for the 'Huntingdonshire Environmental Capacity Study 2013':

'South of the Foundry, Factory Bank'  
'Ramsey Gateway'  
'Ramsey Gateway (High Lode)'  
'Whytefield Road'  
'Former RAF Upwood and Upwood Hill House'  
'Field Road'  
'St Mary's Road'  
'Ramsey Bowls and Golf Club'  
'East of Valiant Square'  
'West of Upwood Road'



### South of the Foundry, Factory Bank

**4.228** This 1.5ha site is located west of Factory Bank, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.113 - Sustainability Appraisal of South of the Foundry, Factory Bank**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Although part of the land is previously developed the majority is not. The land is classified as grade 1 agricultural land but its quality has been compromised by previous development. Higher densities may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Land in flood zone 1 and not in the rapid inundation zone. The Middle Level Commissioners have advised that this site is unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species may be present on site as much of the site is not used and existing buildings are dilapidated and derelict plus it is adjacent to a watercourse.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is highly visible from northwest due to open boundary and flat fenland landscape. Low visibility from southwest due to supermarket and from east due to the banks of High Lode and Highlode Industrial Estate. Potentially significant impact

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SA Objective	Decision Aiding Question	Impact	Commentary
			but limited to views from a northwesterly direction.
SA 7	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets. Development is likely to positively impact on conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy in isolation however when considered with other sites in close proximity there may be some scope.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	Majority of land falls with the Ramsey Waste Water Treatment Works Safeguarding Area. Small northern tip within the Waste Consultation Area for Factory Bank.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Not within 500m of open space. Within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Proposed use would not address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Close proximity to potential employees living in Ramsey.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Developed for employment use is proposed.
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints.

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SA Objective	Decision Aiding Question	Impact	Commentary
	Is the site free of known major transport infrastructure constraints?	+	The proposed development will not include a mix of uses.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly positive, mainly due to the proximity of services, economic appraisal, limited impact on heritage assets and limited risk of flooding. However it is the highest agricultural classification and although there are a number of buildings the majority of the land is greenfield.</p>			

# 4 Stage B: Develop options and appraise effects

## Ramsey Gateway

**4.229** This 2.9ha site is located south of St Mary's Road, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 90 homes.

**Table 4.114 - Sustainability Appraisal of Ramsey Gateway**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is previously developed. More than half the site is classified as grade 1 agricultural land, although it has actually previously been in commercial use so is urban land. Higher densities are considered to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land falls within SFRA Flood Zone 1 and is not in a rapid inundation zone. The use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its location it is not likely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is partially enclosed by trees. There are some views in and out of the site, in particular to/from Northern Mill. Redevelopment could improve the impact of the site on townscape character given its current untidy state.
SA 7	Will development impact on heritage assets or their settings?	+	The land lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation however when considered with other sites in close proximity there may be some scope.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. There is a football field within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The land is not considered suitable for employment development so opportunities are likely to be limited to home working.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land comprises previously developed land located in close proximity to services, employment and public transport, and is therefore a sustainable choice for residential development.			

# 4 Stage B: Develop options and appraise effects

## Ramsey Gateway (High Lode)

**4.230** This 2.3ha site has two parts located on either side of the High Lode, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 125 homes.

**Table 4.115 - Sustainability Appraisal of Ramsey Gateway (High Lode)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Less than half the land is previously developed. More than half the site is classed as grade 1 agricultural land, although it would not be capable of being farmed and should be considered as urban land. Higher densities are considered to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	More than half the land is in flood zone 1 (western section), with the eastern section mainly in flood zone 2 and a small area of rapid inundation zone along the eastern bank of High Lode. The use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Prominent location at the northern gateway to Ramsey. Redevelopment could improve the impact of the site on townscape character given its current condition.
SA 7	Will development impact on heritage assets or their settings?	+	The western part lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to be large enough to support any decentralised energy in isolation however when considered with other land in close proximity there may be some scope.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within approximately 500m of sports field and football pitch.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is located in close proximity to services, employment, public transport and open space and is therefore a very sustainable choice for residential development. It is a mix of previously developed and greenfield land, which is technically classified as grade 1 agricultural land but could not be farmed effectively and is therefore considered to be classed as urban land.			



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### Whytefield Road

**4.231** This 0.9ha site is located northwest of Whytefield Road, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 35 homes.

**Table 4.116 - Sustainability Appraisal of Whytefield Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is previously developed (partially cleared). The land is classed as urban. Higher densities would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. It is unlikely that the site will be conducive to the use of soakaways or other infiltration devices. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Due to its small scale and location within the built-up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network. The land is not within 300m of accessible natural green space of 2ha or more.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is visible from the wider landscape. There are views south east of the site across the park, and north west across the school playing field. However appropriate redevelopment may improve the townscape character given its position in a largely residential part of the conservation area.
SA 7	Will development impact on heritage assets or their settings?	+	The land lies in a conservation area. Appropriate redevelopment could provide the

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SA Objective	Decision Aiding Question	Impact	Commentary
			opportunity to enhance its character and appearance.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to several playing fields, golf club and bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.
SA 16	Will development help to make the area safer?	+	Some parts are in a rundown state so redevelopment could improve safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The land is not considered suitable for employment development.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The land is previously developed and in close proximity to services, employment, open space and public transport. It is therefore a sustainable choice for residential development. There would be a loss of employment on the site if it were to be redeveloped for housing, and given the site's former use as a petrol station, there may be potential for contamination.</p>			

### Former RAF Upwood and Upwood Hill House

**4.232** This 15.3ha site is located northwest of Upwood Road, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for a mix of uses to comprise approximately 2ha of employment land and 160 homes.

**Table 4.117 - Sustainability Appraisal of Former RAF Upwood and Upwood Hill House**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is classed as brownfield, although it includes extensive areas of grass and trees. The land is classed as non-agricultural. Higher densities would be appropriate where existing buildings are replaced.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land is in zone 1 and is not within the rapid inundation zone. The Middle Level Commissioners have advised that this land is unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/ treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	There are no areas of natural green space over 2ha within 300m. There is potential to provide an area of natural green space of 2ha or more which could link with surrounding public rights of way.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site falls within 2km of a SSSI and SAC, there are also several county wildlife sites within 2km. Potential for protected species due to age and dilapidated nature of buildings as well as hedgerows, trees and large open areas.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The character of the former RAF base is still evident, however there are significant numbers of buildings that will need to be removed to ensure that there is not an ongoing detrimental impact.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	Site contains known potential for heritage assets so assessment would be required.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is potentially large enough, with a range of uses proposed, to support some form of decentralised energy network.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are adjacent to residential areas. There are also parts that are visually prominent in the landscape.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and due to scale of the site provision of open space should be integral to redevelopment. There are no outdoor sports facilities within 800m but could be provided as part of redevelopment.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are no known facilities nearby, however such a facility could be provided on-site.
SA 14	Will the site provide an increase in residential accommodation?	+	Redevelopment could provide a substantial increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any redevelopment.
SA 16	Will development help to make the area safer?	+	The land is in a rundown state with poor security. Development would improve safety.
SA 17	Is the site within 400m of a food shop?	-	Not in close proximity to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	An area of about 2ha for employment development is expected to be included.
SA 20	Is the site within 600m of a primary school?	+	The site is just within 600m of Upwood Primary School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed redevelopment would include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<b>Summary:</b> The appraisal is broadly positive, although to a significant extent dependant on an economic development led mixed use redevelopment. There is currently relatively poor access to services and facilities.			

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## Field Road

**4.233** This 5.2ha site is located south off Field Road, Ramsey. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 90 homes.

**Table 4.118 - Sustainability Appraisal of Field Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	It is greenfield land. It is grade 2 agricultural land. Higher density development may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/ or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land is in zone 1 and not within the rapid inundation zone. The use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of an area of accessible greenspace over 2ha. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in proximity to designated nature sites. Potential for protected species to be present due to existing woodland.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Contained by the ridgeline to the west. The woodland to the west and north west, in particular, provides high quality screening.
SA 7	Will development impact on heritage assets or their settings?	~	Unlikely to have an impact on heritage assets as there are none nearby.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The proposed development is unlikely to be large enough to support a decentralised energy network.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within 500m of 2 playing fields.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Ramsey Community Centre
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of all services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of 2 primary schools.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This is greenfield land, but is located in close proximity to services, employment, public transport and open space and is therefore a reasonably sustainable location for residential development.			

# 4 Stage B: Develop options and appraise effects

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### St Mary's Road

**4.234** This 6.4ha site is located north of St Mary's Road, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.119 - Sustainability Appraisal of St Mary's Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. The land is classified as grade 1 agricultural land and is actively farmed. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	X	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Whole site in flood zone 1 and not in the rapid inundation zone The Middle Level Commissioners have advised that this site is unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species are unlikely to be present on site as it is actively farmed.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is highly visible from most directions due to open boundaries and flat fenland landscape, although buildings to the southwest interrupt views. Low visibility from southeast due to supermarket and from east due to the banks of High Lode and Highlode Industrial Estate. Development has the potential for

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SA Objective	Decision Aiding Question	Impact	Commentary
			significant impact on approaches to Ramsey from the northwest.
SA 7	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets as there are no known assets on site or nearby.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The site is unlikely to be large enough to support any decentralised energy in isolation however when considered with other sites in close proximity there may be scope for a decentralised low carbon energy network.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. Within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	-	Employment development is anticipated.
SA 15	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.
SA 16	Will development help to make the area safer?	-	Development is unlikely to have any particular impact on safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Close proximity to potential employees living in Ramsey.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment use is proposed.
SA 20	Is the site within 600m of a primary school?	-	The land is not within 600m of primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure

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SA Objective	Decision Aiding Question	Impact	Commentary
	Is the site free of known major transport infrastructure constraints?	+	constraints. The proposed development will not include a comprehensive mix of uses.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly neutral, mainly due to the proximity of services, economic appraisal, limited impact on heritage assets and limited risk of flooding. However, the land has not been developed before and is the highest agricultural classification and so has to be discounted because of this significant constraint. Additionally development may have a detrimental impact on the landscape. The land has the benefit of planning permission but unless this is utilised, the land should continue in agricultural use.</p>			

### Ramsey Bowls and Golf Club

**4.235** This 0.6ha site is located west of Hollow Lane, Ramsey. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.120 - Sustainability Appraisal of Ramsey Bowls and Golf Club**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is a mix of greenfield, but mostly brownfield land. The land is classed as urban. Higher densities may not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Just over half the land falls within SFRA Flood Zone 3a/3b. Not in rapid inundation zone. There are no known issues with the use of SuDS, but they may be compromised in areas of high flood risk. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its small scale and location within the built up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. No protected species known to exist and there is considered to be very limited potential.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is partially enclosed by hedges and trees, but has long views from and out over the golf course and beyond. Development would have a significant impact on the townscape character which is of a high quality and historic importance.
SA 7	Will development impact on heritage assets or their settings?	-	Site lies within a conservation area and adjacent to several listed buildings.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to a playing field & Golf Course (though the latter would relocate to enable redevelopment).
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	If developed, but see suitability conclusion.
SA 15	Will development address a particular housing equality issue?	-	Given its constrained nature it is unlikely that development would be of a scale that affordable housing would be expected to be part of development.
SA 16	Will development help to make the area safer?	~	Unlikely to impact on safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site is located in close proximity to services, employment, public transport and open space and is therefore a sustainable choice for residential development. However it is vulnerable to flooding which would reduce the proportion of the site potentially suitable for development. The site is highly constrained by the heritage assets of the immediate area.</p>			

### East of Valiant Square

**4.236** This 1.2ha site is located south of Tunkers Lane, Ramsey. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.121 - Sustainability Appraisal of East of Valiant Square**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is greenfield land. This is non-agricultural land. A higher density would not be appropriate in this area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The site is in zone 1 and is not within the rapid inundation zone. The use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of natural green space over 2ha within 300m. Unlikely to give opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. No protected species known to exist on site however there is potential given the presence of mature trees & hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is in a rural setting, and is visually prominent with long views to and from countryside to the south and south east and to Holy Cross Church to the north east.
SA 7	Will development impact on heritage assets or their settings?	~	Unlikely to impact on heritage assets as there are none on or near the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy in isolation.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Bury Village Hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a modest increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to deliver affordable housing.
SA 16	Will development help to make the area safer?	~	Development is unlikely to make the area safer.
SA 17	Is the site within 400m of a food shop?	-	Not within 400m of a food shop or within 1km of a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Not likely to provide opportunities to create additional jobs.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of Bury Primary School.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This is a greenfield site, in a rural setting, which is visually prominent in the wider countryside. It has reasonable access to some services.			

### West of Upwood Road

**4.237** This 3.7ha site is located west of Upwood, Ramsey. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.122 - Sustainability Appraisal of West of Upwood Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is greenfield land. The majority of the site is Grade 2 and the rest non-agricultural land. A higher density would not be appropriate in this area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. It is unlikely that the site will be conducive to the use of soakaways or other infiltration devices. The Detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level System.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of natural green space over 2ha within 300m. Unlikely to give opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 200m of a CWS (Bury Pond). No protected species known to exist on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Due to its elevation, the site is visually exposed. It is prominent in views from the north and west.
SA 7	Will development impact on heritage assets or their settings?	~	Unlikely to impact on heritage assets as there are none on or near the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy in isolation.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Pollution impacts are unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Bury Village Hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a modest increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development on this site.
SA 16	Will development help to make the area safer?	~	Development is unlikely to make the area safer.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of most services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to provide opportunities for job creation.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of Bury Primary School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This is a greenfield site, but it is in reasonable proximity to services, employment, public transport and open space. It is visually prominent in views from the countryside.			

### Key Service Centres

**4.238** Sites in and around the Key Service Centre settlements that were assessed for the 'Huntingdonshire Environmental Capacity Study 2013':

<p><b>'Buckden'</b> East of A1 (Land off Mayfield)</p>
<p><b>'Fenstanton'</b> Cambridge Road Ivy Nursery Former Dairy Factory Cambridge Road (East)</p>
<p><b>'Kimbolton'</b> West of Station Road Adjacent Bicton Industrial Estate</p>
<p><b>'Sawtry'</b> East of Glebe Farm West of St Andrew's Way (Chapel End) South of St Andrews Way North of Black Horse Industrial Estate East of Brookside (North of Tort Hill) South of Gidding Road Bill Hall Way</p>
<p><b>'Somersham'</b> Newlands, St Ives Road The Pasture (Rectory Lane) Somersham Town Football Ground and Pond Closes Chatteris Road North of the Bank</p>
<p><b>'Warboys'</b> South of Farrier's Way West of Ramsey Road Rear of 64 High Street Station Road Manor Farm Buildings Former Pepper Kitchens, Station Road Manor Farm, Church Road Land west of New Road</p>
<p><b>'Yaxley'</b> Askew's Lane Land including Snowcap Mushrooms, Mere View Yax Pax Eagle Business Park (Phase 2) West of Askew's Lane, Yaxley West of Holme Road, Yaxley East of Holme Road, Yaxley</p>

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### Buckden

#### Land East of A1 (off Mayfield), Buckden

**4.239** This 10.5ha site is located east of the A1 accessed off Mayfield, Buckden . It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was expanded to its current form, assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.123 - Sustainability Appraisal of Land East of A1 (Land off Mayfield)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. It is grade 3 agricultural land. A range of densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Due the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest CWS is 1km. There are no other designated sites nearby. Protected species are unlikely to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is visible from all sides and contributes to the setting of the village in views from A1 when approaching from the south. Southern part forms an important landscape gap between Buckden and Stirtloe and contributes to character and setting of Stirtloe Lane.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby, however the land is adjacent to the A1 so air pollution would potentially be an issue.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The land is visible from all sides.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within 500m of the Memorial Playing Fields. Tennis courts, bowls green, cricket pitch etc at Millennium Sports Centre within 500m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Millennium Centre and Library.
SA 14	Will the site provide an increase in residential accommodation?	+	The land has potential capacity for residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Site could potentially deliver affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	There is good access to services and facilities in the village centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Buckden has some local employment opportunities but does not have a major concentration of employment. Potential residents would need to travel outside the village to access a range of employment options.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment identified.
SA 20	Is the site within 600m of a primary school?	-	The primary school is just outside the 600m radius.
SA 21	Is the site within 400m of a bus stop?	+	Within walking distance of bus stop. Mixed use development is not anticipated.

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SA Objective	Decision Aiding Question	Impact	Commentary
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The land is located in a relatively sustainable location, close to the village centre and its services. However, Buckden does not have the range of services available in a market town and occupants are likely to need to travel further afield, particularly for employment. This is a sensitive site which acts as a landscape buffer between the existing built form and the A1 and forms an important landscape gap between Buckden and Stirtloe.</p>			



### Fenstanton

#### Cambridge Road, Fenstanton

**4.240** This 3.9ha greenfield site is located to the south of Cambridge Road, Fenstanton. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was proposed for approximately 85 homes. It was later combined with a piece of land to the east, see the 'Fenstanton' section of the Environmental Capacity Study Additional Site Assessments below for more information.

**Table 4.124 - Sustainability Appraisal of Cambridge Road**

Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. More than half of the site is classed as Grade 2, the rest is Grade 3 agricultural land. The land cannot be fully developed to a higher density given the trees on site and the need for a setback from the A14.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that four sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the A14.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances to any designated nature site. There is potential for protected species due to the former orchard, hedgerows, pond and other trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly change the way in which Fenstanton is viewed from the A14 outside the development on the bridge to the east known heritage assets. Residential development to the north generally faces away from the land.
SA 7	Will development impact on heritage assets or their settings?	~	
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to give opportunities but there may be potential in co-operation with the nearby former dairy factory.

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Objective	Decision aiding question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although development is likely to be affected by the adjacent A14.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The land is near to allotments which lie on the east side of the bridge. The land is within 500m of open space (the Pitfall Close informal open space is approx 300m north east). The land is within 800m of outdoor sports facilities (outdoor bowls green approx 750m west, football pitches approx 730m north west).
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton. The site allocation can provide for a new community facility and retain the existing allotments.
SA 14	Will the site provide an increase in residential accommodation?	+	Housing is proposed
SA 15	Will development address a particular housing equality issue?	+	Affordable housing, allotments and a community facility should be able to be provided on site
SA 16	Will development help to make the area safer?	~	Development is unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Local food shops within 400m The GP surgery is within 1km
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	Fenstanton does not have a major concentration of employment opportunities.
SA 18	Will the site provide opportunities for investment to create additional jobs?	~	Unlikely to create additional jobs apart from home-working.
SA 20	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but just within 600m of part of the site.

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Objective	Decision aiding question	Impact	Commentary
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The impact on the A14 is known to be a constraint, and appropriate local access would also be required. The land could potentially support a community use as well as the allotments.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> In its favour, this land is sufficiently close to the historic centre of Fenstanton and a number of services including the local foodstore for pedestrians to access them. However, Fenstanton does not have the range of services that a market town has and occupants are likely to need to travel on the A14 frequently which could impact on traffic volumes on that road. The land is immediately adjacent to the A14 and is highly affected by the noise as a result. Additionally, development of this land could have undesirable landscape effects as it is currently a greenfield gap separating the village from the A14. It is also noted that the former orchard area may be important from a biodiversity point of view and the allotments provide a valuable local facility.</p>			

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### Ivy Nursery

**4.241** This 1.5ha site is located north of Cambridge Road, Fenstanton. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 30 homes.

**Table 4.125 - Sustainability Appraisal of Ivy Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	A small proportion of the land currently has buildings on it and would be considered as previously developed land. A small part of the land, fronting Cambridge Road is grade 1 agricultural land and the remainder is grade 2. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. The opportunities for linkages are limited in this location.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances of designated nature sites. There is potential for protected species on site due to the orchard, hedgerows and other trees on site. There is an area Tree Protection Order on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	There are long views of the land from open fields although views into the site from the road are currently restricted by hedges. The area tree preservation order indicates that the orchard trees have landscape and ecological value.
SA 7	Will development impact on heritage assets or their settings?	~	No heritage assets are evident on or near the land.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy, unless development is undertaken in conjunction with neighbouring sustainable developments within the Land Settlement Area of South Cambridgeshire.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development of this land is likely to be seen in the context of adjoining development to the west.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space could be provided on site around important trees. The land is within 500m of open space but sports facilities are located beyond an 800m radius.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The capacity of the land allows for affordable housing to be provided on site.
SA 16	Will development help to make the area safer?	+	Redevelopment of this land could help make the area safer as the buildings on the site are currently partly vacant and front hedges are not well maintained.
SA 17	Is the site within 400m of a food shop?	-	The local shops are outside the threshold. The service station shop is within a 400m radius although this is not considered to be a foodstore. The GP surgery is within 1km.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Fenstanton does not have a major concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The land would not be suitable for employment.
SA 20	Is the site within 600m of a primary school?	-	The primary school is beyond more than 600m away.
SA 21	Is the site within 400m of a bus stop?	-	The bus stops are about 450m west. Although the land is outside of the current 30mph speed limit, the location of the limit could be changed. Development is unlikely to result in additional job creation.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is not in a particularly sustainable location being on the edge of the village and distant from most facilities. The site itself contains important features, namely former orchard trees and habitats likely to support protected species. In its favour part of the land is previously developed and the proposal could lead to the permanent protection of the trees and habitats.			

### Former Dairy Factory

**4.242** This 3.2ha site is located north of the High Street, Fenstanton. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed use development to comprise approximately 90 homes, approximately 0.5ha of employment land, a village hall or other community facility and open space.

**Table 4.126 - Sustainability Appraisal of Former Dairy Factory**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The site is previously developed land, having been used until early 2013 as the Dairy Crest factory. The site is identified as grade 3 agricultural land. Development of the site could more intensively use the land than the previous factory use.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. The site lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS. Although the site is largely covered in hardstanding at present, with redevelopment there is the opportunity to incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the road network and no directly adjoining green spaces.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is not within the threshold distances to any designated nature site. It is unlikely that there are protected species on site given the previous use although there are some trees and margins which could accommodate them. An initial study of the site has not found any protected species.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	It is anticipated that the listed building will be reused and the other main building along the High Street may also be reused. With a sensitive design, the impact of redevelopment on the surrounding townscape is expected to be positive.
SA 7	Will development impact on heritage assets or their settings?	-	Part of the site is within the conservation area and there is a listed building on site. There are other listed buildings nearby. Appropriate design and retention of the listed building will mitigate effects



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SA Objective	Decision Aiding Question	Impact	Commentary
			and provide the opportunity to enhance the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development may give opportunities but there may be greater potential in co-operation with the nearby Cambridge Road land.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although the site will be affected by the adjacent A14.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The site is within the threshold distance to other areas of open space. The site is within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are limited cultural and social facilities in Fenstanton. There is potential for a village hall on this site which would help to address this deficiency.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a for an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	A proportion of the housing should be affordable.
SA 16	Will development help to make the area safer?	~	Redevelopment of the site is unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Local food shops and the GP surgery are available nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Fenstanton does not have a major concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Some employment land is envisaged.
SA 20	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but within 600m.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops are within 400m. The impact on the A14 is known to be a constraint. The site is proposed for a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> This site is close to the historic heart of Fenstanton and a number of services including the local foodstore. The site is previously developed, and redevelopment for a mix of uses is a good use of this land. The key issues relate to heritage, the provision of community facilities and the need to provide for some employment.			

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### Cambridge Road (East)

**4.243** This 7ha site has two parts located on either side of the A14 access from Cambridge Road, Fenstanton. The western part was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. The eastern part was originally assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. The combined site was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for approximately 100 homes and a village hall or other community facility.

**Table 4.127 - Sustainability Appraisal of Cambridge Road (East)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. More than half of the site is classed as Grade 2, the rest is Grade 3 agricultural land. The land cannot be fully developed to a higher density given the trees on site and the need for a setback from the A14.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the A14.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances to any designated nature site. There is potential for protected species on site although this is minimal given that part of the site is used for allotments and the rest is managed agricultural land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly change the way in which Fenstanton is viewed from the A14. The land is visible from the bridge to the east and from the roads. Residential development to the north generally faces away from the land.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to give opportunities but there may be potential in co-operation with the nearby former dairy factory.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although development is likely to be affected by the adjacent A14.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The land is near to allotments which lie on the east side of the bridge. The land is within 500m of open space (the Pitfall Close informal open space is approx 300m north east). The land is within 800m of outdoor sports facilities (outdoor bowls green approx 750m west, football pitches approx 730m north west).
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton. The site allocation can provide for a new community facility and retain the existing allotments.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	A proportion of housing on land should be affordable.
SA 16	Will development help to make the area safer?	~	Development is unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Local food shops are more than 400m away. The GP surgery is within 1km.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Fenstanton does not have a major concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The land is not proposed for employment uses.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 20	Is the site within 600m of a primary school?	-	The primary school is at the northern end of the village, more than 600m away.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops are within 400m. The impact on the A14 is known to be a constraint, and appropriate local access would also be required. The land could potentially support community uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	
<p><b>Summary:</b> In its favour, this land is sufficiently close to the historic centre of Fenstanton and a number of services including the local foodstore for pedestrians to access them. However, Fenstanton does not have the range of services that a market town has and occupants are likely to need to travel on the A14 frequently which could impact on traffic volumes on that road. The land is immediately adjacent to the A14 and is highly affected by the noise as a result. Additionally, development of this land could have undesirable landscape effects as it is currently a greenfield gap separating the village from the A14. It is also noted that the former orchard area may be important from a biodiversity point of view and the allotments provide a valuable local facility.</p>			

### Kimbolton

#### West of Station Road

**4.244** This 1.4ha site is located west of Station Road, Kimbolton. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 20 homes.

**Table 4.128 - Sustainability Appraisal of West of Station Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. The land is classed as grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. There is unlikely to be opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may exist on site due to presence of native hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is partially visible from the B660 to the east and housing at the urban edge, although the hedge along the road provides a degree of low level screening. The land is visible in filtered views across the valley from Tilbrook Road and Kimbolton School. Southern part is of high landscape quality due to river, with views towards parkland to the south.

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	-	Ridge and furrow traces remain. 3 grade II listed buildings lie approximately 100m to the west.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Visible from existing housing.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of Pond Lane Park, which also has sports pitches.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of the village's pubs, halls etc.
SA 14	Will the site provide an increase in residential accommodation?	+	The land will provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
SA 16	Will development help to make the area safer?	-	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The land is not within 400m of a food shop but is within 1km of a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of local employment opportunities at Bicton & Harvard Industrial Estates, although they cannot be accessed by public transport.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to home-working opportunities.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	The land is not considered to have potential for mixed use development.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	



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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The appraisal is broadly positive given the land's relative proximity to the services and facilities of Kimbolton. However, the village does not have the range of services available in a market town and occupants are likely to need to travel further afield for some services and wider employment opportunities.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Adjacent Bicton Industrial Estate

**4.245** This 1.3ha site is located south of Bicton Industrial Estate, Kimbolton. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.129 - Sustainability Appraisal of Adjacent Bicton Industrial Estate**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. The whole site is grade 2 land. Higher densities would not be appropriate in the rural context.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. There are no known issues with incorporating SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Falls within 200m of County Wildlife Sites (meadow and grassland strip on Kimbolton Airfield CWS). Potential for protected species due to proximity of county wildlife sites.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development would extend the current industrial park into the countryside. Its rural location, and shielded position would however have little impact.
SA 7	Will development impact on heritage assets or their settings?	+	There are no known heritage assets in close proximity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within or close to an air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Adjacent to established employment area comprising similar uses to those proposed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Not within 500m of publicly accessible open space. Not in close proximity to sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural or social facilities.
SA 14	Will the site provide an increase in residential accommodation?	-	The site is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Not in close proximity to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Adjacent to established employment area and within 2km of population of Kimbolton.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Capacity for employment development.
SA 20	Is the site within 600m of a primary school?	-	The land is more than 600m from a primary school.
SA 21	Is the site within 400m of a bus stop?	-	Difficult to access by public transport. Would not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly neutral with physical, landscape and economic impact all favourable; however there are no services/ facilities in close proximity and linkages to green infrastructure are poor. The site is unsuitable for residential use but offers appropriate scope to extend the established employment area.</p>			

# 4 Stage B: Develop options and appraise effects

## Sawtry

### East of Brookside (North of Tort Hill)

**4.246** This 4ha site is located east of Brookside Industrial Estate, Sawtry. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.130 - Sustainability Appraisal of East of Brookside (North of Tort Hill)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield site. This is grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The whole site lies in flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby, however there are Protected Road Verges adjoining the site along the eastern boundary. Protected species may be present due to suitable habitats such as field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Eastern and northern parts are elevated and visually prominent. Forms the setting of the church in views from north and contributes to the village gateway. Areas to south west less prominent.
SA 7	Will development impact on heritage assets or their settings?	-	The land is located adjacent to the site of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance. Ridge and furrow traces also exist in the area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	No air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Parts of the land are visually prominent, so development may affect surrounding area.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Reasonable proximity to village services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Adjacent to Brookside Industrial Estate.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Capacity for small-scale employment development.
SA 20	Is the site within 600m of a primary school?	-	Primary school approximately 900m away.
SA 21	Is the site within 400m of a bus stop?	+	Potential employees could use walking, cycling and public transport. Unlikely to support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The appraisal is mixed. The land is in a relatively sustainable location, however development would impact on the rural and historic landscape of the surrounding area, and would only be suitable on a small scale adjacent to the existing industrial estate.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### East of Glebe Farm

**4.247** This 3.8ha site is located north of Brookside Industrial Estate, Sawtry. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 75 homes.

**Table 4.131 - Sustainability Appraisal of East of Glebe Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. More than half is grade 3 agricultural land. Adjacent to existing higher density housing development so higher densities would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	SSSI just over 1km away. Protected species may be present due to suitable habitats such as field boundaries and margins and adjoining brook.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is only partially visible from Gidding Road as it is largely screened by the tall thick native hedge. However, there are views in and out to the hills to the north west. The western end protrudes significantly into the open countryside. To the east the adjacent residential development is largely single storey so any new development could have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in close proximity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are prominent and landscaping will be required to ensure that light and visual pollution are limited.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space at St Judith's Lane Recreation Ground. Leisure Centre sports pitches within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a substantial increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Capacity exists for new affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village shops and services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Proximity to Sawtry industrial estate jobs and some small businesses in the village centre.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The land is considered suitable for residential development. Additional jobs would be limited to home working.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport constraints. Development is unlikely to support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This is greenfield land, but it is in close proximity to services, small-scale employment, public transport and open space, and could therefore be a sustainable location for residential development. There are views to and from the countryside to the north and west.</p>			



# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### West of St Andrew's Way (Chapel End)

**4.248** This 2.8ha site is located northwest of St Andrew's Way, Sawtry. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012, when it was referred to as 'Chapel End'. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 50 homes.

**Table 4.132 - Sustainability Appraisal of West of St Andrew's Way (Chapel End)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. The land is classified as urban land although it comprises grassland. Chapel End has a small number of detached and historic properties so higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of natural green space of 2ha or more. Due to site's location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may be present due to suitable habitats such as field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Forms part of the landscape setting to the church and churchyard.
SA 7	Will development impact on heritage assets or their settings?	-	The land is located adjacent to the site - of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however in close proximity to the A1 so may be affected by noise/air pollution.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The land forms part of the green buffer between the village and the A1.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Community College.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Potential capacity for affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The land is not within close proximity of village services, but is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The only opportunities are likely to be through home working.
SA 20	Is the site within 600m of a primary school?	+	Western part is within 600m of primary school.
SA 21	Is the site within 400m of a bus stop?	+	Unlikely to support a mix of uses. No known transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is well-located in relation to most village services and facilities, however it is in a sensitive location with regard to the historic environment of the eastern part of Sawtry.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### South of St Andrews Way

**4.249** This 1.4ha site is located southeast of St Andrew's Way, Sawtry. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 20 homes.

**Table 4.133 - Sustainability Appraisal of South of St Andrew's Way**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. Approximately half the land is grade 3 agricultural land and the other half classed as urban land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. Protected species may be present due to suitable habitats such as field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Not openly visible from within village or the wider landscape. The hedgerow along the western boundary contributes to the green character of the approach to the village from the north.
SA 7	Will development impact on heritage assets or their settings?	~	The land is located within 150m of the site of Sawtry Moat and Deserted Medieval Village, a Scheduled Ancient Monument of national importance.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however bounded by the A1 so may be affected by noise/air pollution.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Visually well-contained.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of several areas of informal open space. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Community College.
SA 14	Will the site provide an increase in residential accommodation?	+	The land is considered suitable for housing development.
SA 15	Will development address a particular housing equality issue?	+	The land has potential to provide affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The land is not within close proximity of village services, but is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Unlikely to create additional jobs.
SA 20	Is the site within 600m of a primary school?	+	Only the south western corner is within 600m of primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. No known transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This is greenfield land which is relatively separate from the rest of the village and some shops and services, although it is within 600m of the primary school.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### North of Black Horse Industrial Estate

**4.250** This 1.6ha site is located west of the Great North Road, Sawtry. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.134 - Sustainability Appraisal of North of Black Horse Industrial Estate**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. Classified as Grade 3 agricultural land. Higher density is likely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	Majority of land in flood zone 1, although far eastern boundary within zones 2/3a. Not within rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. The land does not link in with strategic or natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	1.3km to Aversley Wood SSSI; no county wildlife sites nearby Potential for protected species due to hedgerows and trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is partially visible but development would be in keeping with the adjacent business park.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in the vicinity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.

# Stage B: Develop options and appraise effects 4

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause widespread pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Playing field & sports pavilion within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Remote from village facilities - separated by A1.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.
SA 16	Will development help to make the area safer?	+	As land is currently vacant, may reduce potential for anti-social behaviour or crime.
SA 17	Is the site within 400m of a food shop?	-	The land is remote from services.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The land is within 2km of most of Sawtry and could be accessed by cycle although it would not be an attractive route to walk.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Capacity for employment development.
SA 20	Is the site within 600m of a primary school?	-	More than 600m from village primary school.
SA 21	Is the site within 400m of a bus stop?	-	The land is separated from Sawtry by the A1 and is only easily accessible by car/ cycle.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is detached from the village so is remote from services limiting its suitability to employment uses only.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Bill Hall Way

**4.251** This 1.7ha site is located west of Bill Hall Way, Sawtry. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.135 - Sustainability Appraisal of Bill Hall Way**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. The land is grade 3 agricultural land. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The majority of the land lies in flood zone 1, however the southern part is in flood zones 2/3a, and there are existing flood defences. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Aversley Wood Nature Reserve SSSI is just over 1km away. Protected species are unlikely to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Visually well contained to north, east and south and screened from Bill Hall Way by high planted embankment. Views across area possible from existing houses to west and from public footpaths, but not seen as part of long distance views from village.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in close proximity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.



# Stage B: Develop options and appraise effects 4

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within air quality management area, however adjacent to the A1 so may be affected by noise/air pollution.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Land is well screened.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of St Judith's Lane recreation ground. Within 800m of Sawtry Leisure Centre.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Sawtry Leisure Centre, Youth & Community Centre etc.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Would not address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Land is just over 1km from a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of Brookside and Black Horse industrial estates which offer limited local employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Potential capacity for small-scale employment.
SA 20	Is the site within 600m of a primary school?	-	Primary School is approximately 800m.
SA 21	Is the site within 400m of a bus stop?	+	Small-scale employment use only anticipated. Potential employees could use walking, cycling and public transport.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The main sustainability issues with this land are its separation from some village services, and the flood risk along the southern edge, which render it unsuitable for residential development.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### South of Gidding Road

**4.252** This 11.1ha site is located south of Gidding Road, Sawtry. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.136 - Sustainability Appraisal of South of Gidding Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Greenfield land. More than half is grade 3 agricultural land. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It is unlikely the land will be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of SSSI (Aversely Wood). Potential for protected species to be present as great crested newts, grass snakes and other protected species are known to be present on adjacent land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is not openly visible from Gidding Road as it is largely screened by roadside vegetation. However it is highly visible from High Holborn Hill to the south and countryside to the west. There are no landmarks or focal points on the land, however the Old Mill (to the north east) is visible from a large part of the land.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets in close proximity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are prominent and landscaping would be required to ensure that light and visual pollution are limited.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space at St Judith's Lane Recreation Ground. Open space potentially to be created as part of development. Leisure Centre sports pitches within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
SA 14	Will the site provide an increase in residential accommodation?	+	There is capacity for new residential accommodation in this location.
SA 15	Will development address a particular housing equality issue?	+	Capacity exists for new affordable housing.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	-	Within walking/cycling distance of most services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Proximity to Sawtry industrial estate jobs and some small businesses in village centre.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the land would be developed predominantly for housing and open space. Jobs will be limited to home working.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of primary school.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. There are no known major transport constraints. The land will not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> This is greenfield land, but is in reasonable proximity to some services, small-scale employment and open space. There are views in and out to the south and west and any development would impact negatively on the surrounding countryside.			

# 4 Stage B: Develop options and appraise effects

## Somersham

### Newlands, St Ives Road

**4.253** This 2.5ha site is located north of St Ives Road, Somersham. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed uses to comprise approximately 0.8ha for supported housing and approximately 30 homes.

**Table 4.137 - Sustainability Appraisal of Newlands, St Ives Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. The majority of the land is classed as grade 2 agricultural land. Higher density is appropriate towards the frontage, but is unlikely to be appropriate at the rear to transition to the open countryside.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this land and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and does not lie within the rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of a natural green space of 2ha or more. Given the size, potential use and location it is unlikely that it could link into an strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites within the threshold distances. There is some potential for protected species on field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	This is a large area which is prominent in the landscape although screened by hedgerows from the road. Development could improve the landscape and help link development either side by creating an attractive frontage.
SA 7	Will development impact on heritage assets or their settings?	~	There is unlikely to be any impact as there are no evident heritage assets on the land or nearby,

# Stage B: Develop options and appraise effects 4

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	Decision Aiding Question	Impact	Commentary
			although there are views through to Somersham House.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area. Issues of air quality in relation to the adjoining industrial estate may need to be investigated.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is some potential for additional light to impact on the adjoining countryside, although an appropriate design should mitigate this.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is not in a Waste or Mineral Search Area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The land is not close to the village hall and Somersham has limited facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential accommodation is the proposed use.
SA 15	Will development address a particular housing equality issue?	+	A care home for older people should be provided.
SA 16	Will development help to make the area safer?	+	Development should lead to the provision of a footpath and better linkages between the industrial estate and the village centre.
SA 17	Is the site within 400m of a food shop?	-	There are no food shops within 400m. Both of Somersham's doctors' surgeries are within 600m.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	The land is next to the Newlands industrial estate and there are potential employees in Somersham. However it is not clear if these can be termed 'major'.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Jobs would be created with a care home.
SA 20	Is the site within 600m of a primary school?	-	The school is beyond the threshold distance.
SA 21	Is the site within 400m of a bus stop?	-	There are not currently any bus stops within the threshold distance. There are no major transport infrastructure constraints. A care home and residential accommodation are proposed.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is in a sustainable location for residential development and a care facility. It is in close proximity to a number of services in Somersham. Job opportunities in the form of care roles and administrative roles could be generated. It is also in close proximity to open space. However, it is not near to a food shop, primary school or bus stop and is greenfield land.			

### The Pasture (Rectory Lane)

**4.254** This 0.9ha site is located north of the Pasture, Somersham. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012, when it was 0.3ha and referred to as 'Rectory Lane'. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013, when it was expanded to its current size. It was proposed for approximately 20 homes.

**Table 4.138 - Sustainability Appraisal of The Pasture (Rectory Lane)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield The land is grade 2 agricultural land Recent development in Rectory Lane is of a higher density, but this is a sensitive area given its location near Somersham House and so higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It should be possible to incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Given the small size and its location it is unlikely development could easily integrate into existing green infrastructure networks.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species due to suitable habitats including unmanaged grassland, trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is not widely visible but nevertheless development will need to be sensitively designed to fit into the surrounding townscape.
SA 7	Will development impact on heritage assets or their settings?	~	The land falls within the conservation area and adjoins a grade II listed building. Development on any part of the site could have a significant impact on heritage assets by virtue of obstructing views through or physically detracting from the character of the conservation area. Appropriate design will be required to ensure that there would be no negative impact.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light, noise or other forms of pollution could impact on the adjoining countryside but would be limited in nature due to scale of development proposed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the land is within 800m of the village hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	The land is within 400m of a food shop and 1km of a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	Newlands Industrial Estate is approximately 330m south west but generally there are limited opportunities in Somersham.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of Somersham Primary School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops within 400m of the site. There are known issues with the junction at King Street and the High Street which could be exacerbated by development. A mix of uses is not suitable on this site.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land has good accessibility to a number of key services including a food shop, primary school and doctor's surgery. The land is greenfield, access may be difficult and development could adversely affect the historic character of the area.			

### Somersham Town Football Ground and Pond Closes

**4.255** This 3.8ha site is located south of St Ives Road, Somersham. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for mixed uses to comprise approximately 50 homes and public open space on the Pond Closes part of the site.

**Table 4.139 - Sustainability Appraisal of Somersham Town Football Ground and Pond Closes**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is not considered to be previously developed land as it is in recreational use. The land is classed as grade 3 agricultural land. There is nearby residential development to the north but rural land to the south. Higher densities are unlikely to be appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It should be possible to incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. There is a public footpath over the Pond Closes.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set threshold distances. There is potential for protected species on site particularly the Pond Close part and the boundary between the two parts of the site which includes a drain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development on the Pond Closes part would have a significant impact on the townscape as it is an historic part of the village. Development on the football ground would have a lesser impact on the townscape although it could have impacts on the landscape particularly long views from the south.
SA 7	Will development impact on heritage assets or their settings?	-	The Pond Closes part is a Scheduled Monument, falls within the conservation area and adjoins a grade II listed building. Development could have a significant impact on heritage assets by virtue of obstructing views through or physically

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SA Objective	Decision Aiding Question	Impact	Commentary
			detracting from the character of the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Light, noise or other forms of pollution are unlikely to be significant issues.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within 500m of open space and 800m of outdoor sports facilities. The football ground is currently in recreational use.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the land is within 800m of the village hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide for an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing could be provided as part of the development.
SA 16	Will development help to make the area safer?	+	Development could open up the area.
SA 17	Is the site within 400m of a food shop?	+	The land is within 400m of a food shop and 1km of a GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	There are limited employment opportunities in Somersham but there is an established business park nearby.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of Somersham Primary School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The current access from St Ives Road has limited visibility but this could be improved with development. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The Pond Closes part of this land is unsuitable for development given that it is a Scheduled Monument. Redevelopment of the football ground would result in the loss of a sports field unless it is replaced elsewhere. The land is well located close to the centre of Somersham but borders open countryside.</p>			

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Chatteris Road

**4.256** This 5ha site is located south of Chatteris Road, Somersham. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for recreational purposes for the relocation of the Somersham Town Football Club.

**Table 4.140 - Sustainability Appraisal of Chatteris Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	None of the land is previously developed. Slightly more than half of the land is classed as grade 2 and the remainder is grade 3. The land is beyond the eastern edge of Somersham and so higher densities would not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	-	Most of the land lies within flood zone 3a. Surface water flooding also affects the land. The land does not lie within a rapid inundation zone. It should be possible to incorporate SuDS and this may be important in this location.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. However it is close to County Council woodland and a Local Nature Reserve. The land is on the other side of The Bank from the reserves, but links through those elements of green infrastructure could be used to enable pedestrian access to this site.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a county wildlife site within 200m. There are no known protected species on site but given the tree belt it is possible.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development will have a significant impact in this rural location. However, the limited development proposed may be able to be accommodated within the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	The land is not within the conservation area and there are no known heritage assets nearby. There is considered to be limited potential for archaeological finds on site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development proposed would not support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Light, noise or other forms of pollution could impact on the adjoining - countryside.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within a 500m radius to open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the land is within 800m of the village hall.
SA 14	Will the site provide an increase in residential accommodation?	-	No housing is proposed.
SA 15	Will development address a particular housing equality issue?	-	No housing is proposed.
SA 16	Will development help to make the area safer?	~	The land would remain largely open.
SA 17	Is the site within 400m of a food shop?	-	The land is not within 400m of a food shop but is within 1km of the GP surgeries.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	There are limited employment opportunities in Somersham but there is a small industrial estate in the village.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Recreational use is proposed.
SA 20	Is the site within 600m of a primary school?	-	The land is more than 600m from Somersham Primary School.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m. The land is on a straight part of the road but it may be necessary to install a mini roundabout to serve the proposed use and access will need to cross the drain. A mix of uses is not proposed on this site.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is not previously developed and it is unlikely that it could be developed for anything other than recreation given the flood risk. The site is at the eastern edge of Somersham and therefore is remote from several key services.			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### North of The Bank

**4.257** This 2.1ha site is located north of The Bank, Chatteris Road, Somersham. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 50 homes.

**Table 4.141 - Sustainability Appraisal of North of The Bank**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is not considered to be previously developed as the last use consisted of an agricultural/ horticultural holding. The land is classed as grade 2 Low density may be expected in this area at the edge of Somersham. Setbacks may be necessary from the adjoining open space and bus depot, as well as a reduced density at the edge with the open countryside.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. It should be possible to incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. However it is next to County Council woodland and a Local Nature Reserve. There should be opportunities to link into the green infrastructure to the west.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	There is a county wildlife site within 200m. There are no known protected species on site but given the large site and neighbouring reserve land it is possible.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Development will need to be sensitively designed given that the land to the north is open agricultural land and there is open land to the west and woodland to the east. The south side of the road has a ribbon of development.
SA 7	Will development impact on heritage assets or their settings?	~	The land is not within the conservation area and there are no known heritage assets. There is considered to be potential for archaeological finds on the land.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Development is unlikely to be large enough to support any decentralised energy.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in this location.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Light, noise or other forms of pollution could impact on the adjoining countryside. The adjoining bus depot could impact on residents or users of the site.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of the Minerals and Waste search areas.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The land is within a 500m radius to open space and 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	While Somersham has limited facilities, the site is within 800m of the village hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The land is above the threshold for affordable housing provision.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The land is not within 400m of a food shop but is within 1km of the GP surgeries.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	There are limited employment opportunities in Somersham but there is a small industrial estate in the village.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
SA 20	Is the site within 600m of a primary school?	-	The land is more than 600m from Somersham Primary School.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m. There is an existing access which could be upgraded. A mix of uses is not proposed on this site.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The land is greenfield and classed as grade 2 agricultural land. There are no issues with flood risk and minimal pollution impacts. The land is at the eastern edge of Somersham and therefore is remote from several key services.			

# 4 Stage B: Develop options and appraise effects

## Warboys

### South of Farrier's Way

**4.258** This 4.6ha site is located south of Farrier's Way, Warboys. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 70 homes.

**Table 4.142 - Sustainability Appraisal of South of Farrier's Way**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. Approximately half the site is classed as grade 3 with the remainder classified as grade 2. Higher densities could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is surrounded on three sides by existing development and is relatively flat. Development is unlikely to have a significant effect on townscape or landscape.
SA 7	Will development impact on heritage assets or their settings?	~	The land is in an area of high archaeological potential and as such may have an impact on heritage assets.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to have any particular effect on safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Warboys Industrial Estate is approximately 1.6km to the south west.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
SA 20	Is the site within 600m of a primary school?	+	Warboys primary school is within 600m.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. Proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This land is located in close proximity to the centre of Warboys. It is close to a range of services, including employment opportunities and also has good access to the wider area as it is near to a bus stop. There is open space nearby and it is next to a sports field. However, it is greenfield land.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### West of Ramsey Road

**4.259** This 1.7ha site is located south of Farrier's Way, Warboys. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 45 homes.

**Table 4.143 - Sustainability Appraisal of West of Ramsey Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield and classed as grade 3. Higher densities would not be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that development could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on and adjacent to boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is accessed through modern development and most is well screened by trees and hedging from the surrounding landscape. It is unlikely to have a significant effect on townscape or landscape.
SA 7	Will development impact on heritage assets or their settings?	+	A very small portion of the land falls within the conservation area but the southern part of the site is unkempt and could be improved.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to significantly affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Warboys Industrial Estate is approximately 1.7km to the south.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
SA 20	Is the site within 600m of a primary school?	+	Warboys primary school is 600m away.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This land is located in close proximity to the centre of Warboys and is close to a range of services, including public transport. There is open space and a play area nearby. The site is greenfield land but is well screened from the wider countryside by established trees and hedges. There are unlikely to be significant impacts on nature or conservation from development. Limited employment opportunities are available within easy travelling distance.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Rear of 64 High Street

**4.260** This 0.4ha site is located south of the High Street, Warboys. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 14 homes.

**Table 4.144 - Sustainability Appraisal of Rear of 64 High Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is previously developed. The mix of surrounding uses and screened nature of the land mean higher densities would be appropriate. It may be subject to contamination from oil, tyre storage etc associated with former use.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. The proposed development could not be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to trees and hedgerows on boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is surrounded on three sides by existing development. Development is unlikely to have a significant effect on townscape or landscape.
SA 7	Will development impact on heritage assets or their settings?	~	The land adjoins the conservation area and 2 listed buildings to the north so development would need to be sensitive to heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The land is unlikely to give rise to significant pollution but residential amenity may be affected by uses to the west.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The land is outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Warboys Industrial Estate is approximately 1.6km to the south west.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
SA 20	Is the site within 600m of a primary school?	~	Warboys primary school is just over 600m away.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This land is located in close proximity to the centre of Warboys. It is previously developed land with several derelict buildings and may be subject to contamination from oil, tyres etc associated with its former use. Redevelopment should achieve environmental improvements. It is close to a range of services, including limited employment opportunities and also has good access to the wider area as it is near to a bus stop. There is open space nearby and it is next to a sports field.</p>			



# 4 Stage B: Develop options and appraise effects

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### Manor Farm, Church Road

**4.261** This 120ha site is located west of Warboys. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.145**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield and class as grade 2. Higher density development would not be appropriate due to the rural, edge of village and countryside location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to presence of trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would be highly visible in the wider landscape given long distance open views. The potential scale would overwhelm the structure of Warboys.
SA 7	Will development impact on heritage assets or their settings?	-	The land adjoins the conservation area with a small portion falling within it. It would impact on listed buildings, including the grade 1 listed St Mary's Church and grade 2* Manor Farm.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities for decentralised energy are thought to be limited.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the development would give rise to noise and light pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Nearest area is on Warboys airfield industrial estate.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are limited facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a significant increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Considerable amount of social housing could be provided due to scale of proposed development.
SA 16	Will development help to make the area safer?	~	Impact dependant on the scale of proposals. If limited to 36 ha with a western bypass it could divert traffic away from the centre of the village improving road safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities. Scale could result in excess strain on service provision.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The Warboys Industrial Estate is approximately 1.5km to the south.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Potential to incorporate some employment uses.
SA 20	Is the site within 600m of a primary school?	+	Warboys primary school is within 600m. Of eastern edge of site. Scale of development would require extension/ additional school provision.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. Proposed development could include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<b>Summary:</b> This large scale area of land is located on the western edge of Warboys and comprises valuable agricultural land. It is not subject to flooding constraints and enjoys reasonable access to local services. However, the impact of its development on			

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SA Objective	Decision Aiding Question	Impact	Commentary
heritage assets and the character of the area would be substantial. The scale, particularly when combined with areas indicated for potential further development north along the whole western side of Warboys, would create an overwhelming level of development giving rise to difficulties integrating it successfully with the existing community.			

### Yaxley

#### Askew's Lane

**4.262** This 1.2ha site is located northeast of Askew's Lane, Yaxley. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 15 homes.

**Table 4.146 - Sustainability Appraisal of Askew's Lane**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	Approximately half the land is previously developed. It is a mixture of hardstanding and natural surfaces. The land is classed as urban land. Higher densities should be limited to the northern part of the site.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this land and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	The land is in zone 1 and is not within the rapid inundation zone. The MLC require a FRA and drainage strategy. The site is unlikely to be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and the location it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a Special Conservation Area (Orton Pits). Protected species may be present due to suitable habitats on/near the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The existing landscape quality is generally poor, and development may improve the townscape. There are currently no views into or across the land as it is fully enclosed.
SA 7	Will development impact on heritage assets or their settings?	+	Redevelopment could improve the character and appearance of the conservation area as part of the land is currently unkempt.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.
SA 16	Will development help to make the area safer?	+	Development could improve safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
SA 20	Is the site within 600m of a primary school?	+	The land is within 600m of Yaxley County Infants School.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly positive. The land is a mix of previously developed and greenfield land, located in close proximity to services, employment, public transport and open space, and is therefore a sustainable location for residential development.</p>			

### Land including Snowcap Mushrooms, Mere View

**4.263** This 2.3ha site is located southeast of Broadway, Yaxley. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for approximately 78 homes.

**Table 4.147 - Sustainability Appraisal of Land including Former Snowcap Mushrooms, Mere View**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is previously developed. The land is classified as grade 3 agricultural land but is actually in industrial use so non-agricultural. Higher densities could be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that water supply network capacity may be limited for development of this land and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and location within the built up area of Yaxley it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. It is thought to be unlikely that protected species would be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is currently hidden from Broadway behind residential development, and from the east and Mere View by existing industrial buildings. Redevelopment could improve the impact on townscape character given the current untidy state of parts of the site.
SA 7	Will development impact on heritage assets or their settings?	+	No known heritage assets on site or nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to be large enough to support any decentralised energy in isolation however when considered together with other sites in close proximity, the potential a for decentralised low carbon energy network could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Parts of the land are adjacent to residential areas. Development is unlikely to cause pollution impacts. Adjacent uses are likely to affect residents amenity due to noise.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside ares of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are no outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Few nearby services.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	-	Some services and facilities are available nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Part of the land is currently in employment use, so redevelopment would potentially lead to a loss of jobs.
SA 20	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development would not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	



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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The appraisal is overall broadly neutral with land classification, accessibility to open space, impact on heritage assets, and flood risk all favourable. However linkages to green infrastructure and accessibility of natural green space are poor and there are few services nearby, although most are available within Yaxley. Redevelopment of the land is considered to be appropriate.			

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### Yax Pax

**4.264** This 3.2ha site is located southeast of Broadway, Yaxley. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.148 - Sustainability Appraisal of Yax Pax**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is used for growing and processing mushrooms and much of the site is built on so is considered to be previously developed. The land is classified as grade 3 agricultural land. Higher densities would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone The Middle Level Commissioners have advised that this land is unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species are unlikely to be present due to nature of current use.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Highly visible from the south due to open Fenland landscape. Low visibility from east and west due to business park and railway line. Low visibility from North. Redevelopment of the site is likely to be positive.
SA 7	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The land is unlikely to be large enough to support any decentralised energy in isolation however when considered together with other sites in close proximity, the potential for a decentralised low carbon energy network could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts, although it is currently visible from long distances.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are no outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Few services available nearby.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular equality issue.
SA 16	Will development help to make the area safer?	+	Development could improve safety.
SA 17	Is the site within 400m of a food shop?	-	Few services available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Residential areas lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The land is considered suitable for employment development.
SA 20	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The land will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The appraisal is broadly positive with land classification, impact on heritage assets, flood risk and economic impact all favourable. However, there are few services available nearby and linkages to green infrastructure and accessibility of natural green			

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SA Objective	Decision Aiding Question	Impact	Commentary
space are poor. As previously developed land that lies between the Eagle Business Park, which is currently under construction, and the East Coast Mainline Railway the land is appropriate for redevelopment.			

### Eagle Business Park (Phase 2)

**4.265** This 12.7ha site is located southeast of Eagle Business Park, Yaxley. It was originally assessed and presented in the Environmental Capacity Study as part of the Stage 2 consultation between 31 August and 23 November 2012. It was subsequently assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was proposed for employment uses.

**Table 4.149 - Sustainability Appraisal of Eagle Business Park (Phase 2)**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield. The land is classified as grade 3 agricultural land. Higher densities are unlikely to be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone The Middle Level Commissioners have advised that this land is unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Protected species are unlikely to be present due to active agricultural use.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Highly visible from the south and east due to flat fenland landscape. Low visibility from west due to railway and existing development. Currently visible from north due to gently falling landscape and the intervening Eagle Park has limited development and its landscaping is not established. Development would be a significant impact. The land lies within the landscape and visual setting of the

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SA Objective	Decision Aiding Question	Impact	Commentary
			Great Fen and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen.
SA 7	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The land is unlikely to be large enough or have sufficient diversity of use to support any decentralised energy in isolation however if developed with other sites there might be potential.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts, although it is currently visible from long distances.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space. There are no outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Due to its peripheral location, few services are available nearby.
SA 14	Will the site provide an increase in residential accommodation?	-	The land is considered suitable for employment development.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a particular housing equality issue.
SA 16	Will development help to make the area safer?	-	Development is unlikely to improve safety.
SA 17	Is the site within 400m of a food shop?	-	Due to its peripheral location, few services are available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Residential areas lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The land is considered suitable for employment development.
SA 20	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure

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SA Objective	Decision Aiding Question	Impact	Commentary
	Is the site free of known major transport infrastructure constraints?	+	constraints. The land will not include a mix of uses.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p>Summary: Overall the appraisal is somewhat negative, although agricultural classification, impact on heritage and flood risk are all favourable. Due mainly to its peripheral location, only bus stops are located nearby, and even then would involve walking significant distances with the current access arrangements. Appraisal for economic objectives identifies some potential as it is adjacent to the Eagle Business Park but this is limited at present and other employment is concentrated around Snow Cap mushroom site but is not extensive. Impact on landscape could be considerable. As a result the site is not considered to offer much prospect of being successfully developed for employment uses and should remain in agricultural use.</p>			



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### West of Askew's Lane

**4.266** This 1ha site is located northeast of Askew's Lane, Yaxley. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.150 - Sustainability Appraisal of West of Askew's Lane**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is not previously developed. The land is classed as urban. Higher densities are not considered suitable.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	The land is in zone 1 and is not within the rapid inundation zone. The MLC require a FRA and drainage strategy. The site is unlikely to be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development may improve the character. There are currently limited views into or across the land.
SA 7	Will development impact on heritage assets or their settings?	+	Development is unlikely to have any significant impact on heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to be large enough to support any decentralised energy networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential areas but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Affordable housing is not anticipated as part of proposed development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to have any particular impact on safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Housing is the proposed use.
SA 20	Is the site within 600m of a primary school?	+	There is a primary school within 600m.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The proposed development would not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is largely positive mainly because of close proximity to services, employment, public transport and open space. It is therefore a sustainable location for residential development. However in isolation the proposed development is below the threshold (proposed for 8 homes) and therefore is not considered appropriate as a proposed allocation.</p>			

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### West of Holme Road

**4.267** This 0.3ha site is located southwest of Holme Road, Yaxley. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.151 - Sustainability Appraisal of West of Holme Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	The land is previously developed and is classed as urban. Higher densities may be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies in flood zone 1 which is the lowest flood risk and is not within the rapid inundation zone The Middle Level Commissioners have advised that sites in the area are unlikely to be conducive to the use of soakaways or other infiltration devices and that the water management system downstream is sensitive to increased surface water/treated effluent discharges and over-loaded during high rainfall events and this has previously led to flooding in the area.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species are unlikely to be present.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Visible from the south due to the generally open Fenland landscape. Development of the land is likely to be noticeable in wider views from the south but is unlikely to detract to any great extent.
SA 7	Will development impact on heritage assets or their settings?	+	Unlikely to have an adverse impact on heritage assets.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The proposed development is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to cause pollution impacts and could give opportunities to reduce impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	There are no areas of open space nearby. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
SA 15	Will development address a particular housing equality issue?	-	Scale of development proposed would mean that equality issues are unlikely to be addressed.
SA 16	Will development help to make the area safer?	~	Development would be unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	-	Few services available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed.
SA 20	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<b>Summary:</b> The appraisal is broadly positive with land type and classification, impact on heritage assets, flood risk and transport all favourable. However, there are few services available nearby due to the edge of settlement location but residents would not			

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SA Objective	Decision Aiding Question	Impact	Commentary
<p>have to go that much further away to access such services. The land would seem to be suitable for the proposed residential development, however it is likely to increase pressure on the adjacent employment use to relocate or change working practises due to impact on residential amenity. However the land is below the threshold (proposed for 7 homes) and therefore is not considered appropriate as a proposed allocation.</p>			

### East of Holme Road

**4.268** This 1.3ha site is located northeast of Holme Road, Yaxley. It was assessed and presented in the Environmental Capacity Study as part of the Stage 3 consultation between 31 May and 26 July 2013. It was not considered suitable for development.

**Table 4.152 - Sustainability Appraisal of East of Holme Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is not previously developed but is classed as urban. Higher densities may be appropriate for some of the land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	~	The land is in zone 1 and is not within the rapid inundation zone. The MLC require a FRA and drainage strategy. The site is unlikely to be conducive to the use of soakaways or other infiltration devices.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Unlikely to give opportunities to link into green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Located within 2km of a SAC (Orton Pits). Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Visible in longer views from the south due to the generally open Fenland landscape. Locally views into the land are largely prevented because of trees and hedgerows. Development of the land would represent a significant change in the landscape/ townscape. Development is likely to be noticeable in wider views from the south. The land lies within the landscape and visual setting of the Great Fen and development of this greenfield land may adversely impact on the aims and objectives of the Great Fen.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	Adjacent to the conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to cause pollution impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	There are no areas of open space nearby. There are outdoor sports facilities within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
SA 15	Will development address a particular housing equality issue?	+	Scale of development proposed would mean that equality issues could be addressed to some extent.
SA 16	Will development help to make the area safer?	~	Development would not necessarily affect safety.
SA 17	Is the site within 400m of a food shop?	-	Few services available nearby.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed.
SA 20	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints, but Holme Road is narrow and may need improvement for the scale of development proposed. The proposed development would not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	



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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> The appraisal is broadly neutral with land classification, flood risk and availability of some services all favourable. However, the full range of services is not available nearby due to the edge of settlement location. The MLC requirements mean that the site is unlikely to be suitable for the scale of development proposed.</p>			

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### Environmental Capacity Study: Additional site assessments 2013

- 4.269** As part of the on-going preparation work for the Local Plan the Council produced the Huntingdonshire Environmental Capacity Study which was consulted upon as part of the 'Stage 3' Draft Local Plan consultation in 2013, covered in sections above.
- 4.270** As part of the 'Stage 3' consultation a number of sites were submitted for consideration as potential allocations in the emerging Local Plan. The Council assessed these sites and published them for public consultation between 8 November and 6 December 2013.
- 4.271** The study was produced as an update to the Huntingdonshire Environmental Capacity Study and included revised consideration of broad areas around the settlements of the Spatial Planning Areas and Key Service Centres, see 'Developing site options' above, as well as the individual site assessments.

### Huntingdon Spatial Planning Area

- 4.272** Sites in the Huntingdon Spatial Planning Area assessed in the 'Environmental Capacity Study: Additional site assessments 2013':

**Huntingdon Sites:**

'Northeast of Alconbury Airfield'  
'Huntingdon Race Course'  
'Northwest of Alconbury Airfield'  
'Sapley Park Farm'  
'Brook Field Farm'

**Brampton Sites:**

'Thrapston Road, North and West of Church Road'

**Godmanchester Sites:**

'Corpus Christi Lane'  
'Rectory Farm'

### Huntingdon Sites

#### Northeast of Alconbury Airfield

**4.273** This 86ha site is located to the north-east of Alconbury Weald, west of the east coast mainline railway. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a mix of uses comprising approximately 1450 homes, 950m<sup>2</sup> retail floorspace, educational and community facilities, strategic green infrastructure incorporating publicly accessible natural green space and other open space and transport infrastructure improvements.

**Table 4.153 : Sustainability appraisal of Northeast of Alconbury Airfield**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Greenfield land. Grade 2 agricultural land. When considered in the context of Alconbury Weald the site has potential to incorporate a full range of densities.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is in flood zone 1 and not in the rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Prestley Wood is within 300m; access is expected to be provided as part of the Alconbury Weald development. It is expected that there will be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1km of SSSI (Great Stukeley Railway Cutting). There may be potential for protected species due to the proximity to the SSSI.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The land is enclosed by higher surrounding land so has limited long distance visibility.
SA 7	Will development impact on heritage assets or their settings?	~	No heritage assets nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities to link with any decentralised low carbon energy sources/ networks at Alconbury Weald should be given detailed consideration.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is expected that some level of light, noise and other forms of pollution would result from development.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	~	Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that cultural or social facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The site could provide an element of affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that a range of social and community services will be provided nearby.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to designated enterprise zone.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Limited amount of employment development could be incorporated.
SA 20	Is the site within 600m of a primary school?	~	It is anticipated that primary school provision would be provided here or within the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	-	This site is not currently within 400m of a bus stop. Any major transport infrastructure constraints are likely to be addressed as part of any proposals on Alconbury Weald. A mix of uses could be part of any proposed development.
	Is the site free of known major transport infrastructure constraints?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> Delivery of this site is wholly dependent upon successful delivery of Alconbury Weald; without this it would form an unacceptable intrusion into the open countryside. The site is greenfield and comprises valuable agricultural land; it is not subject to flood risk. It is well related to the designated enterprise zone which has potential to provide local employment. It has very limited access to services at present and would be dependent on Alconbury Weald for much of this provision. Given the scale of potential development a one form entry primary school would be required along with early years education facilities, either on site or appropriate arrangements would need to be made to contribute towards provision of education facilities within Alconbury Weald.</p>			

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### Huntingdon Race Course

**4.274** This 70ha site is located to the north of Brampton and the A14. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a mix of uses comprising equine support facilities and complementary recreational and leisure facilities.

**Table 4.154 : Sustainability appraisal of Huntingdon racecourse**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site comprises grade 3 agricultural land. Higher density development is not appropriate as the site extends into extensive open countryside
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Almost the whole site lies within the functional floodplain of Alconbury Brook, except for a small strip along the eastern edge of the site and where there is raised land serving as flood protection levees. It is not within a rapid inundation zone Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The Racecourse already contributes to the strategic green infrastructure linking across to Hinchingsbrooke Country Park
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The Brampton racecourse SSSI is situated in the centre of the racetrack.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The open nature of the site means that development could have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential due to nearby SAM.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	-	South western edge of site adjacent to AQMA.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the countryside location light and noise pollution may be an issue but careful design relating to the landform could minimise the impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site provides an outdoor sports facility; it includes rugby pitches.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site provides cultural and social facilities.
SA 14	Will the site provide an increase in residential accommodation?	-	Recreation and leisure uses proposed
SA 15	Will development address a particular housing equality issue?	-	Employment development only is proposed
SA 16	Will development help to make the area safer?	~	Increased frequency of use may aid with casual surveillance.
SA 17	Is the site within 400m of a food shop?	-	
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional facilities may secure/ promote employment and aid viability of existing racecourse.
SA 20	Is the site within 600m of a primary school?	-	No, but only recreation and leisure are proposed
SA 21	Is the site within 400m of a bus stop?	~	Connecting bus services are provided from Huntingdon railway station on race days. A14/ A141 subject to proposed alteration but site has dedicated existing junction.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

**Summary:** This site comprises an existing racecourse situated within the open countryside which is highly visible from the A1 and A14 roads. An extensive SSSI is situated in the centre of the racecourse which also has extensive flood protection measures in place to address the risk arising from its position in the Alconbury Brook functional floodplain. The racecourse makes a valuable economic and social contribution to the Huntingdon area. Any development would need to be related to the existing use and within or well related to the existing complex of buildings to minimise the visual impact.



# 4 Stage B: Develop options and appraise effects

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### Northwest of Alconbury Airfield

**4.275** This 175ha site is located to the northwest of Alconbury Weald and east of A1(M). It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential led mixed use development.

**Table 4.155 : Sustainability appraisal of land north west of Alconbury Airfield**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Site is greenfield. The site is grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is in flood zone 1 and not in the rapid inundation zone. There are no known issues with incorporating SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Given the overall scale of development envisaged at the Alconbury Weald site, it is expected that there will be opportunities to link into and form part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Part of site is a CWS (Hermitage Wood) and also within 1km of SSSI & NNR (Monks Wood). Potential for protected species to exist on site given proximity to designated nature sites.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would extend the built form into the countryside.
SA 7	Will development impact on heritage assets or their settings?	~	Not in close proximity to heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Site is not within air quality management area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Development may adversely affect surrounding countryside as parts are visible from some distance in a number of directions.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	~	Given the overall scale of development envisaged at the Alconbury Weald site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the overall scale of development envisaged at the Alconbury Weald site, it is anticipated that cultural or social facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	Proposed development would result in an increase in residential accommodation
SA 15	Will development address a particular housing equality issue?	+	The scale of development anticipate should mean that housing equality issues can be addressed
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Although not currently within 400m of a food shop or within 1km of a surgery, it is anticipated that a range of social and community services will be provided at the Alconbury Weald site.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	It is anticipated that employment opportunities will be available across the Alconbury Weald site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment development is proposed as part of a mix of uses
SA 20	Is the site within 600m of a primary school?	~	Although not currently within 600m of a primary school, It is anticipated that primary school provision would be provided on the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	-	The site is currently not within 400m of a bus stop. Any major transport infrastructure constraints have potential to be addressed as part of proposals for the Alconbury Weald site. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary:</b> This is a very extensive greenfield site situated in the countryside beyond the proposed Alconbury Weald development. It has no flooding constraints but incorporates one woodland and adjoins two others all of which are designated as county wildlife sites. The site has no access to services or facilities at present; employment opportunities are currently limited but it adjoins Area 1 of the Enterprise Zone.</p>			

### Sapley Park Farm

**4.276** This 71ha site is located to the north of Huntingdon and the A141. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential led mixed use development.

**Table 4.156 : Sustainability appraisal of Sapley Park Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield land. Grade 2 agricultural land. Higher density development could be appropriate as it is of a scale to create a new neighbourhood.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site lies in flood zone 1 which is least vulnerable to flooding. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Adjoins Sapley Spinney nature reserve but not currently accessible. Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Approx 500m from Great Stukeley Railway Cutting SSSI. Protected species possible due to proximity to SSSI and nature reserve.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The scale and open nature of the site means that development will have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Given the size of the site, the potential for decentralised energy could be investigated.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the site means that light and noise will arise but careful design relating to the landform could minimise the impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Adjacent to playing fields at Jubilee Park. Scale of site would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to range of facilities at Tower Park
SA 14	Will the site provide an increase in residential accommodation?	+	Scale of site means that incorporation of a range of tenures will be appropriate.
SA 15	Will development address a particular housing equality issue?	+	Inclusion of affordable housing is anticipated given scale of site.
SA 16	Will development help to make the area safer?	-	Introduction of large housing development is likely to increase crime etc. in any location.
SA 17	Is the site within 400m of a food shop?	+	Within 400m of superstore and potential for retail provision within site. Part of site is within 1km of GP surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only proposed.
SA 20	Is the site within 600m of a primary school?	~	Due to scale of the site a primary school is expected to be provided on site.
SA 21	Is the site within 400m of a bus stop?	+	Bus stops are located in the vicinity. Mix of uses could be incorporated including retail and community facilities.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	~	

**Summary:** This is a very extensive site located beyond the existing built-up part of Huntingdon just to the east of the railway line and the Alconbury enterprise zone. It lies immediately north of a superstore, a small retail park and Tower Fields leisure park with Jubilee Park football field to the north. It currently comprises valuable grade 2 agricultural land which contributes to the setting of the town. There are three areas of woodland in and along the edge of the site which has potential to provide strategic green space. The site has good access to recreational facilities. Due to its scale a range of services would be expected to be provided within the site.

### Brook Field Farm

**4.277** This 17ha site is located to the northwest of Huntingdon and east of the A14. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.157 : Sustainability appraisal of Brook Field Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site comprises grade 2 agricultural land. Higher density development is not appropriate as the site extends into extensive open countryside
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This site was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Almost the whole site lies within flood zone 1 and is therefore at the lowest risk of flooding, except for a small area in the eastern corner of the site. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Opportunity to create a major new area of strategic green infrastructure with opportunities to link into Ouse Valley network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The open nature of the site means that development will have a significant impact on the landscape.
SA 7	Will development impact on heritage assets or their settings?	~	No impacts on listed buildings or conservation area; area of archaeological potential.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	
SA 9	Is the site outside or adjacent to an air quality management area?	-	Southern corner of site adjacent to AQMA.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the site means that light and noise will arise but careful design relating to the landform could minimise the impacts.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Northern portion is adjacent to playing fields; scale of site would facilitate additional provision.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	
SA 14	Will the site provide an increase in residential accommodation?	+	Scale of site means that incorporation of a range of tenures will be appropriate.
SA 15	Will development address a particular housing equality issue?	-	Employment development only is proposed
SA 16	Will development help to make the area safer?	~	
SA 17	Is the site within 400m of a food shop?	-	
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to a range of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment use proposed
SA 20	Is the site within 600m of a primary school?	~	
SA 21	Is the site within 400m of a bus stop?	-	A14/ A141 subject to proposed alteration
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This is part of an extensive area of land located beyond the existing built-up part of Huntingdon comprising valuable grade 2 agricultural land. The southern part of the land is situated on a ridgeline which is prominent in long distance views of the area. It contributes positively to the rural setting of the town.</p>			



### Brampton Sites

#### Thrapston Road, North and West of Church Road

**4.278** This 71ha site is located to the north of Huntingdon and the A141. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for residential development and an extension to the Hinchingsbrooke Country Park.

**Table 4.158 : Sustainability appraisal of Thrapston Road, north and west of Church Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Greenfield site. Whole area is grade 3 agricultural land. Low density only in keeping with adjoining properties
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Brampton WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	According to the SFRA, the combined area of parts in flood zone 1, flood zone and flood zone 3a (with climate change) is more than half of the site. The functional floodplain is located over less than half of the site. The site is not within the rapid inundation zone. There are no known issues with the use of SuDS on the site.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Close proximity to Hinchingsbrooke Country Park. The site could be used in part to extend the country park.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Site is in close proximity to county wildlife site Potential for protected species due to mature trees and proximity to lakes and country park
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, but is of significant value in the setting of the country park and Brampton

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	The south eastern edge of the site adjoins the Brampton Conservation Area. There could be ridge and furrow on this land.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	The B1514 leads to the A14 but is not within an air quality management area
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Limits on the development and landscaping should reduce the potential for light pollution to affect the adjoining country park.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes, outside areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Country park to the north; playing field and play area immediately to the south
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Immediately adjacent to Brampton Memorial Centre
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a very limited increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Small, sensitive scale of development required makes this unlikely.
SA 16	Will development help to make the area safer?	+	Additional overlooking of play areas and country park
SA 17	Is the site within 400m of a food shop?	+	The site falls within the thresholds although the shortest walking route to a food shop is over 400m
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities..
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is potentially suitable for limited residential development, additional jobs unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	-	Approximately 800m from Brampton Village Primary School
SA 21	Is the site within 400m of a bus stop?	+	Sustainably located
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site is greenfield pasture land which is largely screened by hedge and trees along the road frontage. Part of the land is subject to flood risk. The site is separated from the village by a main road and is important for the landscape setting of the country park and the village. An opportunity exists to better link this site with the country park. The site is reasonably well located in terms of access to services</p>			

# 4 Stage B: Develop options and appraise effects

## Godmanchester Sites

### Corpus Christi Lane

**4.279** This 0.4ha site is located to the east of Old Court Hall, Godmanchester. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.159 : Sustainability appraisal of Corpus Christi Lane**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The site is previously developed. Defined as urban land. Higher density development is not appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site lies in flood zone 1. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Approx 300m from Godmanchester Town Park & River Great Ouse. Potential to link into Ouse Valley Strategic Green Space Enhancement area.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Approx 400m from Portholme (SAC & SSSI) No protected species known to exist on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Part of the site lies within the conservation area and there is a listed building adjacent to the site with more in the surrounding area. Although there is potential for adverse impact on heritage assets and townscape this is considered to be minimal due to enclosure from surrounding built-up area.
SA 7	Will development impact on heritage assets or their settings?	-	Sensitive location, partly within conservation area with a listed building in close proximity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	As the site is already in residential use, the impact of redevelopment would be largely neutral
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Approx 400m to Recreation Ground. 600m to Cricket Club.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to range of cultural and social facilities.
SA 14	Will the site provide an increase in residential accommodation?	+	The site if developed would lead to a modest increase in the number of homes
SA 15	Will development address a particular housing equality issue?	-	Due to size of site, unlikely to address a particular housing equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Good access to services and facilities in Godmanchester
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to 3 business parks within Godmanchester
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
SA 20	Is the site within 600m of a primary school?	+	Within 600m threshold for primary school.
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known transport infrastructure constraints Residential development only anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> Assessment suggests this is a sustainable site being previously developed urban land with access to a range of services and facilities and no flood risk issues. There are concerns about impact on conservation area and heritage assets, however these can be addressed by a sensitive design. Access may limit number of dwellings.			

# 4 Stage B: Develop options and appraise effects

## Rectory Farm

**4.280** This 1.7ha site is located to the northwest of Cambridge Road, north of the A14 in Godmanchester. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.160 : Sustainability appraisal of Rectory Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	More than half the site is greenfield. Grade 3 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Part of the site lies in the flood plain (3b), and part in 3a. Space for surface attenuation SuDS may be limited within higher flood risk zones.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	No areas of accessible natural green space nearby. Potential to link into wider green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 200m of CWS (Huntingdon Bypass Borrow Pit). May be potential for protected species to exist on site given its proximity to CWS.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has a transitional role in the urban/rural landscape and development could have an impact on views.
SA 7	Will development impact on heritage assets or their settings?	~	There are no heritage assets in the vicinity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	May give rise to increase in pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Accessible to open space nearby. Cricket Ground within 400m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to several cultural and social facilities.
SA 14	Will the site provide an increase in residential accommodation?	-	Due to constraints, unlikely to be suitable for housing development.
SA 15	Will development address a particular housing equality issue?	-	Unlikely to address a housing equality issue.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Reasonable access to services.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Accessible to 3 business parks within Godmanchester.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Potential capacity for small-scale employment
SA 20	Is the site within 600m of a primary school?	+	Just within 600m of a primary school
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. In close proximity to A14 but due to scale of proposed development would be unlikely to have a significant impact. Employment development proposed.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

**Summary:** The assessment is broadly positive. Although the site is within threshold distances for a range of services and facilities the site feels isolated being on the north side of the A14 with the main access to Godmanchester being under the trunk road. It would not be suitable for residential development but is considered suitable for the proposed employment use. However the site is not needed for employment purposes.



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## St Neots Spatial Planning Area

**4.281** Sites in the St Neots Spatial Planning Area assessed in the 'Environmental Capacity Study: Additional site assessments 2013':

**St Neots Sites:**

'Cromwell Road North'

'Eaton Court'

'Land at Tithe Farm'

**Little Paxton Sites:**

'West of Little Paxton'

### St Neots Sites

#### Cromwell Road North

**4.282** This 2.6ha site is located to the west of Cromwell Road, St Neots. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.161 : Sustainability appraisal of Cromwell Road North**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	More than half is previously developed land (car park and industrial building). One of the three sites is undeveloped greenfield land. The land is classed as urban. Development of a reasonably high density may be expected in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	More than half of the site is located within Flood Zone 3a. The site is not affected by a rapid inundation zone. The site should be able to incorporate SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of accessible natural green space of 2ha or more. There are existing rights of way across the site. There is potential for linkages with the Eastern Expansion area.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site does not lie within the threshold distances of any wildlife sites. There is potential for protected species on site due to scrub and trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is visible from a main road. Redevelopment could improve the impact of the site on townscape.
SA 7	Will development impact on heritage assets or their settings?	+	There are no evident heritage assets near the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There may be potential. The St Neots Energy Study 2010 provides recommendations for a low carbon energy supply in this location.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Neighbouring residential uses are generally set back from this boundary. There is a large industrial building to the south. Pollution downstream will need to be avoided.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is to the north of the Marston Road Waste Consultation Area.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space and within 800m there are various school playing fields and pitches.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	No particular facilities have been identified within 800m
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for mixed housing / employment use.
SA 15	Will development address a particular housing equality issue?	+	There is potential for the delivery of affordable housing.
SA 16	Will development help to make the area safer?	+	Development could formalise use of the rights of way and make the area feel safer.
SA 17	Is the site within 400m of a food shop?	+	There are facilities nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of existing employment areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The site is proposed for mixed housing/employment use
SA 20	Is the site within 600m of a primary school?	+	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that there will be primary school provision.
SA 21	Is the site within 400m of a bus stop?	+	Bus routes may be altered to serve new development at the Eastern Expansion area. It is known that improvements to the A428 are necessary. The site is close to a roundabout on the A428.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This site comprises previously developed land and one of the last undeveloped parcels of land in the area. A large proportion of the site is within Flood Zone 3a. Although there are no particular facilities for cultural or social activities within 800m, the site is reasonably well located for a variety of services.</p>			

### Eaton Court

**4.283** This 1.25ha site is located to the west of the Great North Road, St Neots. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.162 : Sustainability appraisal of Eaton Court**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The site is entirely previously developed land. The site falls entirely within the Grade 2 agricultural land class. It is reasonable to expect Redevelopment of this site to a higher use reflecting its value.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is entirely within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. SuDS should be able to be incorporated.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is within 300m of the St Neots Golf Course but this is not classed as accessible natural green space. Given that the site is surrounded by major roads there is little opportunity to form part of the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is within 1km of the St Neots Common SSSI. It is unlikely that there are protected species on site given the nature of the current use.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is well screened from the A1 by trees outside of the site (within the A1 boundaries). There are also trees on the northern boundary outside of the site (within the Eaton Oak boundary). Residential development does not overlook the site. Redevelopment could have a positive effect on the townscape provided an appropriate design and landscaping. Retention of existing trees and appropriate placement of new trees is important.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	~	The site is immediately adjacent to the Eaton Oak pub which is a Grade II listed building. Crosshall Manor is another Grade II listed building on the north side of Cross Hall Road. The site borders the St Neots Conservation Area. The site has high archaeological potential. The impact on the nearby listed buildings and the conservation area is likely to be minimal provided appropriate design.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	It is unlikely that the site is large enough to support decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Although the site is next to the A1, there is no air quality management area in this location
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is unlikely to lead to pollution provided that there are sufficient setbacks and appropriate landscaping
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside the areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of the St Neots Golf Course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is next to the Eaton Oak pub and there is a community hall nearby
SA 14	Will the site provide an increase in residential accommodation?	+	Residential use is anticipated.
SA 15	Will development address a particular housing equality issue?	+	A proportion of affordable housing should be provided
SA 16	Will development help to make the area safer?	+	The site is currently surrounded by barbed wire fences. New development will make the area feel safer.
SA 17	Is the site within 400m of a food shop?	-	There is no food shop or health centre within the threshold distances.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is within the threshold distance to St Neots town centre.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Redevelopment of the site for residential use will result in the loss of the existing employment uses on site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 20	Is the site within 600m of a primary school?	+	The site is within the threshold distance to the Eaton Ford primary school.
SA 21	Is the site within 400m of a bus stop?	+	The site is surrounded by major roads. Access to and from the A1 in this location can result in a variety of traffic movements. Residential use of the site is proposed.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site is on the edge of St Neots and not well located for services, apart from a nearby primary school. The site is previously developed land and within the built up area but redevelopment for housing will result in the loss of the existing employment uses. Screening and setbacks are important given the adjoining major roads and listed Eaton Oak pub.</p>			

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### Land at Tithe Farm

**4.284** This 10.8ha site is located to the north of the Cambridge Road-A428 junction, east of St Neots. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a employment development.

**Table 4.163 : Sustainability appraisal of land at Tithe Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	This is greenfield land. The land is grade 2 agricultural. Some higher density development may be appropriate on parts closer to proposed development to the west.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	Flood zone 1 so lowest risk of flooding. Outside rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There may be opportunities to link into the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site does not lie within the threshold distances of any wildlife sites. There is potential for protected species on site due to field boundaries and margins.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The land currently has an open rural character and development would urbanise the landscape.
SA 7	Will development impact on heritage assets or their settings?	-	Tithe Farm is a grade II listed building.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There may be potential. The St Neots Energy Study 2010 provides recommendations for a low carbon energy supply.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not within an air quality management area.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Likely impacts from light and noise
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	~	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that cultural and social facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for mixed housing / employment use.
SA 15	Will development address a particular housing equality issue?	+	There is potential for the delivery of affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that retail and health facilities will be provided.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of existing employment areas.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The site is proposed for employment use.
SA 20	Is the site within 600m of a primary school?	~	Given the overall scale of development envisaged at the Eastern Expansion site, it is anticipated that there will be primary school provision.
SA 21	Is the site within 400m of a bus stop?	~	Bus routes may be altered to serve new development at the Eastern expansion area. It is known that improvements to the A428 are necessary. The site is close to a roundabout on the A428. This small site is proposed only for employment.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> The listed building is the most significant constraint on this site which is otherwise farmland. The strategic expansion of St Neots is planned on land adjacent. Access is an issue given the location close to the Cambridge Road and A428 roundabout.			

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## Little Paxton Sites

### West of Little Paxton

**4.285** This 23.8ha site is located to the west of Little Paxton, east of the A1(M). It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.164 : Sustainability appraisal of land west of Little Paxton**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Greenfield land. Grade 2 agricultural land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is within flood zone 1 which is the least vulnerable to flooding.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There may be opportunities to link into Ouse Valley green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1 km of SSSI (St Neots Common and Little Paxton Pits). River Great Ouse is a CWS. May be potential for protected species to exist on site due to its proximity to SSSI and CWS.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Site acts as a green wedge between Little Paxton and the A1. Perceived as forming part of the wider countryside.
SA 7	Will development impact on heritage assets or their settings?	+	The St Neots Conservation Area to the east and south does not extend into the site.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	It is not anticipated currently that the site will link into decentralised low carbon energy sources or networks

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area, but the site is next to the A1
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The development is unlikely to cause these in this location.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside area of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 800m of golf course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Accessible to social and cultural facilities in Little Paxton.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is proposed on the site as part of a mixed use.
SA 15	Will development address a particular housing equality issue?	+	Potential to provide an element of affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Reasonable access to services and facilities in Little Paxton
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of St Neots employment
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Mix of uses proposed which could include employment
SA 20	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. Access to Little Paxton along Mill Lane is often disrupted in winter due to flooding. The site is proposed for mixed use development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This is greenfield land that effectively separates Little Paxton from the A1 (apart from a small area of business at the junction with Mill Lane). The location is perceived as part of the countryside and the site is close to an SSSI. Little Paxton has a limited range of facilities and development on this edge location is less sustainable than recent brownfield growth locations at the former paper mill and Bydand Lane. The primary school has insufficient capacity to cope with this expansion but the site is not large enough to generate its own school.</p>			

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## St Ives Spatial Planning Area

**4.286** Sites in the St Ives Spatial Planning Area assessed in the 'Environmental Capacity Study: Additional site assessments 2013':

'Land west of London Road'  
'Houghton Hill Farm'

### Land west of London Road

**4.287** This 1.5ha site is located to the west of the London Road, St Ives. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential development.

**Table 4.165 : Sustainability appraisal of land west of London Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield land. This is classified as grade 3 agricultural land. Not suitable for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	The majority of the site is in flood zone 3a with climate change allowance and within the rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk areas.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of an area of accessible natural green space of over 2ha. Not likely to present opportunities to link into or form part of the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species due to scrub and vegetation on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Site currently forms a buffer between low density historic properties to the north and higher density development to the south. Part of the site, where access is proposed, is within the conservation area.
SA 7	Will development impact on heritage assets or their settings?	-	The site is bounded by a conservation area and is close to a listed building.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is some potential for light and other pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	Not accessible to open space or outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural or social facilities
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development
SA 15	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Not accessible to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are employment areas within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no major transport constraints currently known. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> Overall the assessment shows that this site has very limited sustainability with mainly negatively assessed objectives. Particular issues exist relating to flood risk, heritage assets and accessibility to services and facilities. Additionally access to the site, from the old section of London Road, seems tight, raising questions of its adequacy for the scale of development proposed.</p>			

### Houghton Hill Farm

**4.288** This 14.3ha site is located to the north of Houghton Road, west of St Ives. It was assessed and presented as part of the Environmental Capacity Study Additional Site Assessments consultation between 8 November and 6 December 2013. It was proposed for a residential led mixed use development.

**Table 4.166 : Sustainability appraisal of Houghton Hill Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Site is greenfield land. Approx two thirds of the land is grade 2 agricultural land and the rest grade 3. Part of the site may be appropriate for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	St Ives WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is flood zone 1 and outside the rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space over 2ha nearby.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1km of a SSSI (Houghton Meadows). Potential for protected species to exist on site due to trees and hedgerows in field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development of the site would have a significant impact on the landscape
SA 7	Will development impact on heritage assets or their settings?	-	The site lies in close proximity to a conservation area and listed buildings.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	It is anticipated that the Council will seek on site renewable energy in the St Ives West area, which there may be potential to link with.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.



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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution	~	Given the site's prominence, landscaping would be required to ensure that light and visual pollution are limited.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is located adjacent to St Ivo Outdoor Centre
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is just within 800m of St Ivo School and just outside 800m from Burgess Hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing development
SA 15	Will development address a particular housing equality issue?	+	The site has potential to deliver affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Food store and GP are not available nearby
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The southeastern side of the site only is within 2km of employment opportunities in the east of St Ives.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only. Job opportunities would be restricted to home-working only.
SA 20	Is the site within 600m of a primary school?	+	Only a small part of the eastern side of the site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known traffic constraints. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The site comprises greenfield agricultural land which is not at significant flood risk. It has nature conservation sensitivities and landscape impact and encroachment into open countryside would be significant. Development would extend the urban area of St Ives westwards and impact on approaches to St Ives from Wyton-on-the-Hill and Houghton and Wyton. It has reasonable access to sport, social and public transport facilities. Also accessibility of services and facilities is mixed and are on the edge of thresholds.</p>			

## Ramsey Spatial Planning Area

**4.289** Sites in the Ramsey Spatial Planning Area assessed for the 'Environmental Capacity Study: Additional site assessments 2013':

'Land east of Bury Road'

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### Land east of Bury Road

**4.290** This 1ha site is located to the east of Bury Road, east of Ramsey. It was proposed for residential development.

**Table 4.167 : Sustainability appraisal of land east of Bury Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The land is not pdl. The land is classified as grade 2 agricultural land. The site would not be appropriate for higher density development
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site falls within flood zone 1. The site does not fall within the rapid inundation zone. The use of soakaways or other infiltration devices will not provide an efficient means of surface water disposal. Flood mitigation measures should be incorporated to minimise flood risk in the Middle Level System
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural greenspace of 2ha or more. Unlikely to give opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. Protected species may be present due to trees and hedgerows on field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The area is visible from the B1040 and from land to the east, and forms part of the rural fringe between Ramsey and Bury.
SA 7	Will development impact on heritage assets or their settings?	-	The site lies within a conservation area.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Outside air quality management areas.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is in close proximity to existing housing and may give rise to increase in pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and golf course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to cultural and social facilities in Ramsey
SA 14	Will the site provide an increase in residential accommodation?	+	The site could deliver a very limited amount of residential development.
SA 15	Will development address a particular housing equality issue?	-	Below the threshold for the provision of affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Accessible to services
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There is access to a range of businesses in Ramsey.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Employment development is not proposed as part of the development
SA 20	Is the site within 600m of a primary school?	+	Within 600m of a primary school
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary:</b> This is greenfield land, but is located in close proximity to services, employment, public transport and open space and is therefore a reasonably sustainable location for residential development.			

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## Key Service Centres

**4.291** Sites in and around the Key Service Centres assessed for the 'Environmental Capacity Study: Additional site assessments 2013':

<b>Buckden:</b> 'Land east of Silver Street'
<b>Fenstanton:</b> 'Cambridge Road'
<b>Watboys:</b> 'Station Road' 'Manor Farm Buildings' 'Former Pepper Kitchens, Station Road' 'Land west of New Road'
<b>Yaxley Sites:</b> 'Folly Close'

### Buckden

#### Land east of Silver Street

**4.292** This 0.6ha site is located to the east of Silver Street, Buckden. It was proposed for residential development.

**Table 4.168 : Sustainability appraisal of land east of Silver Street**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The land is greenfield. It is grade 2 agricultural land. Not in an area where high density would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. However, a ditch runs adjacent to the south of the site, and a small area in the south of the site is identified as 'other forms of flooding' in SFRA. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of natural green space of 2ha or more. Due the location it is unlikely to provide opportunities to link with strategic green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	A CWS is within 200m (Settling Bed east of Silver St). There are no other designated sites nearby. Given the proximity to the CWS, there is potential for protected species to exist on the site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is relatively enclosed on three sides by mature hedges and the only views out are towards the A1 which is visible from the site.
SA 7	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby, however the land is adjacent to the A1 so air pollution would potentially be an issue.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The site is unlikely to cause additional light, noise or air pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is unlikely to cause additional light, noise or air pollution.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	-	The land is approx 550m from the Memorial Playing Fields, tennis courts, bowls green, cricket pitch etc.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Millennium Centre and Library.
SA 14	Will the site provide an increase in residential accommodation?	+	The land has potential capacity for residential accommodation.
SA 15	Will development address a particular housing equality issue?	~	Due to the site's size it may not have potential to deliver affordable housing
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop, but there is reasonable access to services and facilities in the village centre.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	Buckden has some local employment opportunities but does not have a major concentration of employment. Potential residents would need to travel outside the village to access a range of employment options
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment identified
SA 20	Is the site within 600m of a primary school?	+	The primary school is within 600m of the site
SA 21	Is the site within 400m of a bus stop?	+	Within walking distance of bus stop. Mixed use development is not anticipated
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary:</b> This greenfield site is located in a relatively sustainable location, within walking distance of the village centre and its services. However, Buckden does not have the range of services available in a market town and occupants are likely to need to travel further afield, particularly for employment. There may be potential for protected species to exist nearby given the site's proximity to a County Wildlife Site.</p>			



### Fenstanton

### Cambridge Road

**4.293** This 7.0ha site is located between Cambridge Road and the A14 on the eastern side of Fenstanton. It was proposed for residential led mixed use development.

**Table 4.169 : Sustainability appraisal of Cambridge Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The land is greenfield. More than half of the site is classed as Grade 2, the rest is Grade 3 agricultural land. The land cannot be fully developed to a higher density given the trees on site and the need for a setback from the A14.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	The Detailed WCS has identified that foul sewerage network capacity may be limited for development of this site and a pre-development enquiry should be sought with Anglian Water Services to determine any upgrades needed.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. The land lies within a Total Catchment (Zone 3) Source Protection Zone which may affect the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is more than 300m away from accessible natural green space of 2ha or more. There are limited opportunities for green linkages given the A14.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The land is not within the threshold distances to any designated nature site. There is potential for protected species due to the former orchard, hedgerows, pond and other trees.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would significantly change the way in which Fenstanton is viewed from the A14. The land is visible from the bridge to the east and from the roads. Residential development to the north generally faces away from the land.
SA 7	Will development impact on heritage assets or their settings?	~	The land is outside the conservation area and there are no known heritage assets on or near the land.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of development is unlikely to give opportunities but there may be potential in co-operation with the nearby former dairy factory.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in this location at present, although development is likely to be affected by the adjacent A14.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development could be screened or appropriately designed.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Open space could be included in the development. The land is near to allotments which lie on the east side of the bridge. The land is within 500m of open space (the Pitfall Close informal open space is approx 300m north east). The land is within 800m of outdoor sports facilities (outdoor bowls green approx 750m west, football pitches approx 730m north west).
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	There are limited cultural and social facilities in Fenstanton. The site allocation can provide for a new community facility and retain the existing allotments.
SA 14	Will the site provide an increase in residential accommodation?	+	Housing is proposed
SA 15	Will development address a particular housing equality issue?	+	Affordable housing, allotments and a community facility should be able to be provided on site
SA 16	Will development help to make the area safer?	~	Development is unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Local food shops within 400m. The GP surgery is within 1km
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	Fenstanton does not have a major concentration of employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	Unlikely to create additional jobs apart from home-working.
SA 20	Is the site within 600m of a primary school?	+	The primary school is at the northern end of the village, but just within 600m of part of the site

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. The impact on the A14 is known to be a constraint, and appropriate local access would also be required. The land could potentially support a community use as well as the allotments.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary:</b> In its favour, this land is sufficiently close to the historic centre of Fenstanton and a number of services including the local foodstore for pedestrians to access them. However, Fenstanton does not have the range of services that a market town has and occupants are likely to need to travel on the A14 frequently which could impact on traffic volumes on that road. The land is immediately adjacent to the A14 and is highly affected by the noise as a result. Additionally, development of this land could have undesirable landscape effects as it is currently a greenfield gap separating the village from the A14. It is also noted that the former orchard area may be important from a biodiversity point of view and the allotments provide a valuable local facility.</p>			

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### Warboys

#### Station Road

**4.294** This 5ha site is located west of Station Road, Warboys. It was proposed for residential development.

**Table 4.170 - Sustainability Appraisal of Station Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The land is greenfield and predominantly classed as grade 2. Higher density development would not be appropriate due to the rural, edge of village and countryside location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. There is potential for protected species to be present due to presence of trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would be highly visible in the wider landscape given long distance open views. The land forms an important wedge of open countryside contributing to the rural character of Warboys.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets in the immediate vicinity.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities for decentralised energy are thought to be limited.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the development would give rise to noise and light pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Nearest area is on Warboys airfield industrial estate. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are limited facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a significant increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Considerable amount of social housing could be provided due to scale of proposed development.
SA 16	Will development help to make the area safer?	~	
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities. Scale could result in excess strain on service provision.
	Is the site within 1km of a GP surgery/ health centre?	~	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	~	The Warboys Industrial Estate is just over 2km to the south.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
SA 20	Is the site within 600m of a primary school?	+	
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This land is greenfield agricultural land and is not subject to flooding constraints. There are no nature conservation areas in the immediate vicinity but potential exists for protected species within the area of scrub land on the southern edge and in established boundary planting. It is well related to existing services and provides the opportunity to facilitate integration of the residential area west of Station Road with services and facilities in the village.</p>			

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### Manor Farm Buildings

**4.295** This 0.6ha site is located west of Station Road, Warboys. It was proposed for residential development.

**Table 4.171 - Sustainability Appraisal of Manor Farm Buildings**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	This is not technically previously developed land being in use for agricultural sheds. The site lies on grade 2 agricultural land. Higher density development would not be appropriate due to the edge of village location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites within the set thresholds. There is potential for protected species to exist on site due to presence of trees and hedgerows.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Opportunity for environmental improvement.
SA 7	Will development impact on heritage assets or their settings?	~	The site is immediately adjacent to a conservation area and opposite a listed building; development could improve the current position by removing the large scale agricultural sheds.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There may be potential for light and other forms of pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	The site is immediately adjacent to a recreation ground.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Accessible to cultural and social facilities in Warboys village.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development.
SA 15	Will development address a particular housing equality issue?	+	If developed for housing, the site could potentially deliver a small amount of affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Accessible to village services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Within 2km of Warboys Airfield Industrial Estate.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for residential development only.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of the village primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known major transport infrastructure constraints. The site would not support a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	

**Summary:** This site is currently used for two large agricultural sheds which are surplus to requirements. It is not at significant risk of flooding and has no known nature conservation constraints. The site adjoins several high value heritage assets and redevelopment offers the opportunity to improve the current situation by removing the large agricultural sheds. However, a very high quality of design and build would be required in such a sensitive location. The site has good access to the services and facilities of Warboys.



# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Former Pepper Kitchens, Station Road

**4.296** This 0.9ha site is located east of Station Road, Warboys. It was proposed for mixed uses to comprise employment and homes.

**Table 4.172 - Sustainability Appraisal of Former Pepper Kitchens, Station Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	+	More than half the site is brownfield land. This is classified as grade 2 agricultural land but was previously in industrial use. Not in an area where higher density development would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Pingle Wood nature reserve is just over 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Within 1km of 2 SSSIs (Warboys Clay Pit and Warboys & Wistow Wood) There is potential for protected species as there are trees and hedgerows on boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Prominent site located on edge of Warboys. Will need careful landscaping to provide a setting for the approach to the village.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets nearby.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's proximity to existing residential development, there is potential for light and other pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	-	Not within 500m of open space or within 800m of sports ground.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities for cultural and social activities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for mixed use development including residential.
SA 15	Will development address a particular housing equality issue?	+	The scale of development should trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	+	The site is currently falling into dereliction and may be vulnerable to vandalism.
SA 17	Is the site within 400m of a food shop?	-	The site is not accessible to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Approximately 4km to Warboys Airfield Industrial Estate.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	The site is proposed for mixed use development.
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	-	Not within 400m of a bus stop. There are no major transport constraints currently known.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+	
<p><b>Summary:</b> This is a brownfield site with no flooding constraints. It is however, particularly prominent in landscape terms and would require careful design and substantial landscaping. It is isolated from the village centre and its services and facilities, and is not accessible by public transport. Limited employment opportunities are available reasonably nearby and some employment use is proposed within the site.</p>			

# 4 Stage B: Develop options and appraise effects

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Land west of New Road

**4.297** This 3.8ha site is located west of New Road, Warboys. It was proposed for residential development.

**Table 4.173 - Sustainability Appraisal of Land west of New Road**

Objective	Decision aiding question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is greenfield land. This is grade 2 agricultural land. Not in an area where higher density development would be appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no accessible areas of natural greenspace of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species as there are trees and hedgerows on field boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open and development would be visible from some distance.
SA 7	Will development impact on heritage assets or their settings?	~	There are no known heritage assets nearby.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	Given the site's visibility, there is potential for light and other pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes.

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Objective	Decision aiding question	Impact	Commentary
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
SA 12	Is the site within 500m of an existing area of open space?	+	Within 800m of sports ground.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are opportunities for cultural and social activities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development.
SA 15	Will development address a particular housing equality issue?	+	The scale of development would trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Only the northern tip of the site is within 400m of a foodstore. Site is within 1km of a doctor's surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Within 2km of Warboys Airfield Industrial Estate.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Only the northern tip of the site is within 400m of a bus stop. There are no major transport constraints currently known. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary of SA:</b> This is greenfield agricultural land that is not subject to flooding. It has limited access to services and facilities with only the northern most end relating to the village. It would extend the existing linear development along New Road, increasing the impact of its linear intrusion into the open countryside.</p>			

# 4 Stage B: Develop options and appraise effects

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### Yaxley

### Folly Close

**4.298** This 0.2ha site is located west of Folly Close, Yaxley. It was proposed for residential development.

**Table 4.174 - Sustainability Appraisal of Folly Close**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site PDL?	-	The site is greenfield land. The site is classified as grade 3 agricultural land. The site is not in an area where higher density is appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance) or functional floodplain?	+	The sites is in flood zone 1 which is the least vulnerable flooding and is not within a rapid inundation zone. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible greenspace of 2ha or more. Due to the small scale and location it is unlikely to provide opportunities for linking with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-	
SA 5	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Within 1km of Orton Pit SAC & SSSI. Potential for Protected Species given proximity to designated nature site and known habitat of Great Crested Newts at Manor Farm (600m) and presence of mature trees/hedgerows on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	Although there is a rural backdrop, the site is bordered on one side by existing residential development. Currently enclosed by mature trees and hedgerows.
SA 7	Will development impact on heritage assets or their settings?	~	No known heritage assets nearby.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The land is adjacent to a residential area but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	Within 800m of Queens Park playing field.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of Queens Park Pavilion.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for housing development.
SA 15	Will development address a particular housing equality issue?	-	The site capacity falls below the threshold for affordable housing delivery.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop or 1km of a GP surgery or health centre.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	The site is within 2km of employment opportunities at the Eagle and Broadway Business Parks.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
SA 20	Is the site within 600m of a primary school?	-	Not with 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	Within 400m of a bus stop. No known major transport constraints.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	
<p><b>Summary:</b> The appraisal is broadly neutral with this greenfield site being relatively remote from services although it is accessible to employment and sports/ social facilities. There is potential for protected species to exist on or near the site which development may impact upon. There are no issues with flooding.</p>			

# 4 Stage B: Develop options and appraise effects

## B 6: Propose measures to monitor the plan

<b>B:</b>	<p>B 1: Testing the plan objectives against the SA framework</p> <p>B 2: Developing plan options</p> <p>B 3: Predicting the results of the plan and alternatives</p> <p>B 4: Evaluating the effects of the plan and alternatives</p> <p>B 5: Considering ways of mitigating adverse effects and maximising beneficial effects</p> <p><b>B 6: Proposing measures to monitor the significant effects of implementing the plan</b></p>	<p>To ensure that adverse effects are identified and potential mitigation measures are considered.</p>
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### How was this task achieved?

- 4.300** Measures to monitor the implementation of the Local Plan would be based on the existing monitoring arrangements. The existing monitoring arrangements have come about as a result of the requirements of the Planning and Compulsory Purchase Act 2004. This required every Local Planning Authority to produce an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (the timetable for production of the Local Plan), and the extent to which policies set out in development plan documents are being achieved and targets being met.
- 4.301** Amended Regulations were published following the Localism Act 2011 that removed the requirement to send an annual report to the Secretary of State. The emphasis was instead to make data and information available as soon as possible by preparing individual reports on key issues as the data became available rather than waiting for an annual report. It has been decided that in addition to making data available as and when it becomes available the Council will continue to produce an AMR. It is felt that this effectively shares the performance and achievements of the planning service with the public, as well as showing historic trends through the framework of existing indicators. It will also allow an annual comparison on a consistent basis.
- 4.302** The Council particularly recognises the value of showing historic trends through the framework of existing indicators and therefore proposes to continue monitoring the same indicators as have been used for previous development plan documents. These indicators are set out in the table below.
- 4.303** This table was prepared as part of the Initial Sustainability Appraisal Report that was published along side the Stage 3 Full Draft Local Plan consultation in the summer of 2013. The related policies and spatial objectives identified refer to those in the Stage 3 plan. Lists of strategy and development management policies can be found in 'Policy Appraisals - Strategy' and 'Policy Appraisals - Development Management' respectively.

**Table 4.175 Land, Water and Resources**

Indicator	Stage 3 Local Plan:		Related SA objective	Target	Data source
	Related Policy	Related spatial objective			
Gross new dwellings on previously developed land (pdl)	1	1, 10, 11, 12, 13	1, 14	Maximise the re-use of PDL	Cambridgeshire County Council (Research & Monitoring)
% of gross new dwellings on pdl	1	1, 10, 11, 12, 13	1, 14	29%	Cambridgeshire County Council



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Indicator	Stage 3 Local Plan:		Related SA objective	Target	Data source
	Related Policy	Related spatial objective			
					(Research & Monitoring)
% of dwellings completed at specified densities (dph = dwellings per hectare)	13, 15	1, 10, 11, 12, 13	1, 14	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	Cambridgeshire County Council (Research & Monitoring)
Amount and % of employment floorspace developed on pdl (gross internal floorspace in sqm)	19	1, 14, 15	1, 19	Maximise the % of completed employment floorspace on PDL	Cambridgeshire County Council (Research & Monitoring)
Estimated household water consumption (in litres per head per day)	1, 6, 14	19, 20, 23	2	Reduce per capita water consumption rates	Anglian Water, Cambridge Water
Losses to biodiversity habitat	1, 7, 28	21, 22, 23	5	Maintain areas of biodiversity importance	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
Additions to biodiversity habitat	1, 7, 28	21, 22, 23	5		
Total change in biodiversity habitat	1, 7, 28	21, 22, 23	5		
Condition of Nature Conservation Sites	1, 7, 28	21, 22, 23	5	Maintain condition of Nature Conservation Sites	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
Government's Single Data List Indicator Ref 160: Number of Local Sites where positive conservation management is being or has been implemented during the last five years	1, 7, 28	21, 22, 23	5	Maximise the % of Local Sites where positive conservation management is being implemented	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
% sites where positive conservation management is being or has been implemented during the last five years	1, 7, 28	21, 22, 23	5		
% of Listed Buildings 'at risk'	31	22	7	Decrease the % of Listed Buildings 'at risk'	Huntingdonshire District Council Conservation Team

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Indicator	Stage 3 Local Plan:		Related SA objective	Target	Data source
	Related Policy	Related spatial objective			
% of Conservation Areas covered by an up to date Character Assessment	31	22	7	75% by 2012	Huntingdonshire District Council Conservation Team
Permitted renewable energy capacity in MW	5, 14	19, 20, 21	8	Maximise the overall provision of renewable energy capacity	Cambridgeshire County Council (Research & Monitoring)
Completed installed energy capacity in MW	5, 14	19, 20, 21	8	Maximise the overall provision of renewable energy capacity	Cambridgeshire County Council (Research & Monitoring) and OFGEM (Feed in Tariff Installation Report)
Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds	6	21, 22, 23	3	0	Environment Agency
% household waste sent for reuse, recycling or composting	2	21	11	50% by 2011 55% by 2016 60% by 2021	Huntingdonshire District Council Operations Division
Amount of eligible open spaces managed to Green Flag Award standard	7, 30	4, 9, 22, 23	4	Maximise the amount of eligible open spaces managed to Green Flag standard	Huntingdonshire District Council Countryside Services Team
Amount of open space in Huntingdonshire	7, 30	4, 9, 22, 23	4	Maximise the amount of open space in Huntingdonshire	Open Space Strategy for Huntingdonshire 2011-2016
% of rights of way that are rated 'easy to use'	7	4, 9, 23	4, 21	74%	Cambridgeshire County Council (Rights of Way and Access Team)
Dwelling completions by number of bedrooms (gross)	24	1, 3, 11	14	Maximise the range of household sizes and types	Cambridgeshire County Council (Research & Monitoring)
Gross affordable housing completions	4, 25, 26	1, 3, 11	14, 15	40% on proposals of 10 or more homes or	Cambridgeshire County Council

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Indicator	Stage 3 Local Plan:		Related SA objective	Target	Data source
	Related Policy	Related spatial objective			
				0.3ha or more in all parts of the District; or on proposals of 3 or more homes or 0.1ha in all smaller settlements as defined in the settlement hierarchy	(Research & Monitoring)
Amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre	8, 9, 10, 11, 17	3, 4, 7, 10, 13	17, 21	Maximise the amount of new development within 30 mins public transport time of listed services and facilities	Cambridgeshire County Council (Transport Team)
Number of parishes (or urban wards) with: 1. Food store 2. GP Surgery 3. Primary School	23	13	12, 17	No reduction in services	District Council Monitoring
Number of Gypsy & Traveller pitches delivered	12	11	14, 15	Increase provision of pitches available for Gypsies & Travellers	Cambridgeshire County Council (Research & Monitoring)
Amount of floorspace developed for employment by type (gross and net)	1, 19	1, 14, 15	18, 19	Maximise the amount of floorspace developed for employment	Cambridgeshire County Council (Research & Monitoring)
Amount and type of employment land available (in ha)	1, 19	1, 14, 15	18, 19	Ensure sufficient provision of employment land	Cambridgeshire County Council (Research & Monitoring)
Amount of completed retail, office and leisure development (gross and net internal floorspace in m <sup>2</sup> )	1, 20	1, 14, 15, 17	17, 18, 19	No specific target	Cambridgeshire County Council (Research & Monitoring)
Amount and % of completed retail, office and leisure development (gross and net internal floorspace in m <sup>2</sup> ) in town centre areas	1, 20	1, 14, 15, 17	18, 19	Maximise the proportion of completed retail, office and leisure	Cambridgeshire County Council (Research & Monitoring)

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Indicator	Stage 3 Local Plan:		Related SA objective	Target	Data source
	Related Policy	Related spatial objective			
				development in town centres	
Amount of completed floorspace for other use classes (net internal floorspace in m <sup>2</sup> )	1, 20	1, 14, 15, 17	17, 18, 19	Maximise the provision of services/facilities	Cambridgeshire County Council (Research & Monitoring)

**4.304** It is thought that for the most part these indicators will effectively monitor the effects of implementing the Local Plan, however it may be necessary to introduce additional indicators to ensure the full range of effects is monitored appropriately. In order to get a clearer indication of the topics that new indicators would need to cover the policies, spatial objectives and sustainability objectives were considered to see how well the existing indicators would address them.

### Local Plan Policies

**4.305** When considering the Local Plan policies it can be seen from the above table that there are indicators that will help to monitor implementation for all current draft policies with the exception of:

- Policy 3: Communications Infrastructure
- Policy 16: Advertising
- Policy 18: Parking Provision
- Policy 21: Rural Economy
- Policy 22: Tourism, Sport and Leisure Development
- Policy 27: Residential Moorings
- Policy 29: Trees, Woodland and Related Features

### Spatial Objectives

**4.306** When considering the draft spatial objectives it can be seen from the above table that there are indicators that will help to monitor progress towards achievement of all current draft spatial objectives with the exception of:

- **Spatial Objective 2:** To promote high quality, well designed, locally distinctive sustainable development that is adaptable to climate change and resilient to extreme weather.
- **Spatial Objective 5:** To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable resources.
- **Spatial Objective 6:** To focus investment growth on improving access in strategic expansion locations to make optimum use of available resources.
- **Spatial Objective 8:** To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.
- **Spatial Objective 16:** To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.
- **Spatial Objective 18:** To support agriculture, farm diversification, estate management and rural tourism that will support the function and character of the countryside and its communities.

### SA Objectives

- 4.307** When considering the SA objectives it can be seen from the above table that there are indicators that will help to monitor progress towards achievement of all SA objectives with the exception of:
- **SA Objective 6:** Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements
  - **SA Objective 9:** Improve air quality
  - **SA Objective 10:** Avoid unnecessary light, noise and visual pollution
  - **SA Objective 13:** Promote accessibility of cultural and social activities
  - **SA Objective 16:** Reduce and prevent crime, anti-social behaviour and the fear of crime
  - **SA Objective 20:** Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities
- 4.308** The Council will seek to identify indicators that will help to monitor implementation of these policies and progress towards achieving the objectives as part of Task 'E 1: Develop aims and methods for monitoring'.

# 5 Stage C: Prepare the Sustainability Appraisal Report

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## 5 Stage C: Prepare the Sustainability Appraisal Report

<b>C:</b> Prepare the Sustainability Appraisal Report	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.
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- 5.2** The Sustainability Appraisal Report is a key output and a critical part the SA process. It is a specific requirement of the SEA requirements (see 1 'Sustainability Appraisal' and Appendix 8: 'SEA Regulation Extracts'), where it is known as the Environmental Report.
- 5.3** In deciding the length and the level of detail to be provided in a Sustainability Appraisal Report, the Responsible Authority needs to bear in mind its purpose as a public consultation document. It is likely to be of interest to a wide variety of readers, including decision-makers, other plan/ programme-making authorities, statutory consultees, non-government organisations, and members of the public. As such it needs to be prepared with this range of users in mind. It is also required to include a 'Non-technical Summary'.

### C 1: Prepare the Sustainability Appraisal Report

<b>C:</b> C 1: Prepare the Sustainability Appraisal Report	To present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.
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#### How was this task achieved?

- 5.5** The Initial Sustainability Report was produced in the period between December 2012 and May 2013. Particular efforts were made to ensure that the report was accessible to all potential readers, including decision-makers, other plan/ programme-making authorities, statutory consultees, non-government organisations, land owners and planning agents as well as members of the public. The report specifically excluded sustainability appraisals that were part of the site assessments in the Huntingdonshire Environmental Capacity Study 2013 as it was thought that their inclusion would make the Initial Sustainability Report overly long and discourage potential readers.
- 5.6** The Initial Sustainability Appraisal Report was published for public consultation between 31 May 2013 and 26 July 2013. The consultation was run through the council's [consultation portal](#), along side consultation on the first complete draft Local Plan known as Stage 3. Details of the consultation can be found below in 'D 1: Public Participation'.

## 6 Stage D: Consultation and development of the plan

<b>D:</b>	<b>Consultation and development of the plan</b>	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.
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### D 1: Public Participation

<b>D:</b>	<b>D 1: Public participation on the draft plan and the Sustainability Appraisal report</b> D 2: Appraising significant changes D 3: Making decisions and providing information	To give the public and consultation bodies an opportunity to express their opinions on the findings of the environmental report and to use it as a reference point in commenting on the plan. It is also an opportunity to gather more information through the opinions and concerns of the public.
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### How was this task achieved?

**6.3** The Council is specifically required to consult on the SA process with the following three bodies:

- Environment Agency
- Natural England
- English Heritage

**6.4** Task D 1 was completed with public consultation on the Initial Sustainability Appraisal Report which took place between 31 May 2013 and 26 July 2013. The consultation was run through the council's [consultation portal](#), along side consultation on the first complete draft Local Plan known as Stage 3.

**6.5** A wide range of stakeholders and consultees were notified about the consultation. As well as the three 'SA Bodies' identified above the Council notified a wide range of 'statutory consultees' - those bodies that the Council is required to consult as part of the preparation of the Local Plan including those public bodies that the Council has a 'Duty to Cooperate' with<sup>(27)</sup>. Notification was also sent to a large number of land owners and their planning agents, other planning and related professionals, voluntary and interest groups and members of the public that have commented previously on planning policy consultations or otherwise requested to be kept informed.

### Issues Raised

**6.6** The table below sets out a summary of the 7 comments submitted by 6 consultees on the SA Report. The SA Bodies also submitted 6 additional comments on the draft Local Plan that contained elements that specifically related to aspects of the sustainability appraisal, which are included in this summary.

Issue Raised	Response
Policy LP 11: The Relationship Between the Built-up Area and the Countryside should be assessed against SA Objective 7: Protect, maintain and enhance heritage assets, whether they are designated or not.	This issue has not been addressed as The Relationship Between the Built-up Area and the Countryside is no longer a policy.

<sup>27</sup> For more information about what the Duty to Cooperate entails please refer to the [National Planning Practice Guidance](#) and for details about how the Council has sought to fulfil the requirements please see the Statement of Consultation.



## 6 Stage D: Consultation and development of the plan

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Issue Raised	Response
Policy LP 13: Quality of Design should be assessed against SA Objective 7: Protect, maintain and enhance heritage assets, whether they are designated or not.	SA Objective 7 has been included in D 2: Appraise significant changes, see 'Design Implementation'.
SA Objective 13: Promote accessibility of cultural and social activities and the decision aiding questions relating to it be changed to promoting choice and availability, rather than improving access, to cultural and social facilities.	The SA Objective and decision aiding questions have not been changed
Concern was raised about the amount of development in the Huntingdon Spatial Planning Area, expressing the view that this would be unsustainable without more traffic management.	This issue is considered within the appraisal of strategic options and is addressed in D 2: Appraise significant changes in 'Strategic Transport Study'.
With reference to the district's ageing population it was suggested that there should be greater provision of appropriate housing.	This is addressed through the introduction of a new policy, see D 2: Appraise significant changes, 'Specialist Housing'. Several proposed site allocations have been amended to include appropriate housing provision.
It was suggested that greater use should be made of previously developed land.	No change is considered necessary as the SA process already includes SA Objectives and decision aiding questions relating to previously developed land.
It was suggested that a full biodiversity assessment should be completed for proposed development sites on previously undeveloped land.	No change is considered necessary as the SA process already includes SA Objectives and decision aiding questions relating to biodiversity. This issue is considered as part of the development of Local Plan policies.
The potential for air quality improvements from the A14 upgrade were suggested as an important factor to be identified in the scoping report along with more up to date information about the scheme.	Stage A has been updated.
Caution was advised with the use of distance thresholds to identify impacts relating to nature conservation sites as not necessarily a particularly good way of identifying potential impacts.	The range and number of sites being appraised means that there is no practical alternative way to identify impacts, no suggestions were made in the comment.
It was advised that the Habitats Regulations Assessment should be completed in order to inform the sustainability appraisal process.	The Habitats Regulations Assessment (HRA) will be completed alongside the finalisation of the sustainability appraisal and the Local Plan.
It was suggested that more specific quantitative and qualitative indicators for monitoring biodiversity should be found.	The availability of data is considered to be the limiting factor for monitoring indicators. Further efforts have been made to identify monitoring indicators, see 7 'Stage E: Monitoring implementation of the plan'.
There was concern expressed that the Non-technical Summary was too detailed.	The non-technical summary will be reviewed to ensure that it is sufficiently non-technical but includes appropriate sign posts to the detail of appraisals.

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Issue Raised	Response
Concern was expressed about potential conflicts between the new National Planning Policy Framework which was considered to be more pro-growth compared with the previous approach that was considered to be more based on protection of the environment.	The Local Plan has to be drawn up to apply national planning policy as set out in the NPPF including the full range of sustainability factors.
The Anglian River Basin Management Plan was put forward as a plan that should be included in the review of relevant plans and programmes in order to inform the sustainability appraisal process.	The Anglian River Basin Management Plan has been reviewed and added to the list of plans and programmes.
It was suggested that the sustainability appraisal should consider climate change issues for a range of issues and consider how adaptation and mitigation can be achieved through policies in the Local Plan.	The SA objectives and decision aiding questions within the SA framework have been reviewed and revised so that the range of issues that are part of the climate change topic are fully cover.
It was suggested that the water cycle study be used to prepare a water framework compliance assessment to be part of the sustainability appraisal.	This suggestion was made by the Environment Agency. In attempting to clarify what would be involved with producing a water framework compliance assessment as part of the SA process we have attempted to find examples of such assessments produced by other Councils, but without any success. Our research suggests an assessment of this type may be more helpfully produced in relation to the Habitats Regulations Assessment (HRA), rather than as part of the SA process, and is likely to be necessary only if the HRA identifies water related environmental effects. We will keep this issue under review but until such time as a clear understand of what such an assessment would involve or the HRA indicates such an assessment may be necessary we will rely on the Water cycle study's consideration of compliance with the water framework directive and on future consultation with the Environment Agency.
Support for the sustainability appraisal report was expressed	Support noted.

### SA is an iterative process

**6.7** To reflect the principle of SA being an iterative process updates and changes to outputs from Stage A (Scoping Report) and B (Initial SA Report) tasks have come about through the work on Stage D and E tasks. These updates and modifications are as follows:

- Revised appraisals in the Initial SA Report in order to more clearly identify the permanence and longevity of impacts identified as well as the type of impacts; whether they are considered to be secondary, cumulative and/ or synergistic.
- Clarification of the use of a future baseline, what would happen without a local plan, as the basis for appraisal.
- Additional clarification of the consideration of sites in combination.
- Clarification of the consultation methods used and that are intended to be used and the availability of documents during consultation periods. This revision has been made to the Initial SA Report and

## 6 Stage D: Consultation and development of the plan

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is taken into account in drawing up this Final SA Report. It has also been made to the Statement of Consultation.

- Addition of key/ clarifying statements in order to more clearly comply with guidance and to aid legibility of the SA process.

### D 2: Appraise significant changes

<b>D:</b>	D 1: Public participation on the draft plan and the Sustainability Appraisal report <b>D 2: Appraising significant changes</b> D 3: Making decisions and providing information	To ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.
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#### How was this task achieved?

**6.9** The way that this task was completed was tailored to the type of local plan content being appraised, reflecting the differences in the appraisal in Stage B.

**6.10** The following table sets out the steps involved with completing this task for Spatial Objectives:

Step	Description	Decision Path
1.	Compare the 'current' version <sup>(1)</sup> of the Spatial Objective with the version that was appraised in Stage B in order to identify whether any changes have been made.	If no changes have been made then this is the end of the task for this Spatial Objective.
		If changes have been made go on to Step 2.
2.	Consider whether the changes are significant. This was a 'first impressions' view on whether the changes could potentially give rise to different conclusions about the relationship between the Spatial Objective and the SA Objectives. A cautious approach was taken so that if there was any doubt about whether the changes were significant or not it was decided that they were significant.	If the changes are definitely not significant this is the end of the task for this Spatial Objective.
		If the changes are significant go on to Step 3.
3.	Appraise the 'current' Spatial Objective's relationship with the SA Objectives in the same way as at Stage B.	Go on to Step 4.
4.	Consider whether any further changes could help mitigate adverse effects or maximise beneficial effects.	This is the end of the task for this Spatial Objective.

1. In this case the 'current' version was the draft spatial objective as at May 2017

**6.11** The following table sets out the steps involved with completing this task for policies:

Step	Description	Decision Path
1.	Compare the 'current' version <sup>(1)</sup> of the policy with the version that was appraised in Stage B in order to identify whether any changes have been made.	If no changes have been made then this is the end of the task for this policy.
		If changes have been made go on to Step 2.
2.	Consider whether changes are significant. This was a 'first impressions' view of whether the changes could potentially give rise to different sustainability impacts. A cautious approach was taken so that if there was any doubt about whether the changes were significant or not it was decided that they were significant.	If the changes are definitely not significant this is the end of the task for this policy.
		If the changes are significant go on to Step 3.

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Step	Description	Decision Path
3.	Consider whether the SA Objectives and Decision Aiding Questions that were used for the Stage B appraisal remain relevant and consider whether any further SA Objectives and Decision Aiding Questions are now relevant.	Go on to Step 4.
4.	Appraise the 'current' version against the SA Objectives and Decision Aiding Questions.	Go on to Step 5.
5.	Consider whether any further changes could help mitigate adverse effects or maximise beneficial effects.	This is the end of the task for this content

1. In this case the 'current' version was the policy as at May 2017

**6.12** The appraisal of significant changes for draft allocations was handle differently and is explained below in 'Sites'.

### Plan Objectives

**6.13** The following tables set out the appraisal of changes to the Spatial Objectives. The first table looks at whether any changes have been made to each spatial objective and if so whether they are considered to be significant. It should be noted that the topic areas have been reordered so the numbering of spatial objectives is now different. The second table considers the objectives with significant changes and their relationship with the SA Objectives.

**Table 6.1 - Appraisal of significance of changes to the Spatial Objectives**

Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
<b>Development and Growth</b>				
1. To maintain a good supply of suitable land for growth, focused on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands	1. To maintain a good supply of suitable land for growth, focused on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.	No	N/A	No changes made.
2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather	2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.	No	N/A	No changes made.
3. To provide better job opportunities and more affordable homes to help create a more balanced and	3. To provide better job opportunities and more affordable homes to help create a more balanced and	No	N/A	No changes made.

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Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
diverse local population and encourage more young people to stay or move here	diverse local population and encourage more young people to stay or move here.			
4. To facilitate opportunities for people to pursue a healthy lifestyle and to actively participate in their community and to have a high quality of life	4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.	Yes	No	'and to' has been removed from the objective. This change is not considered to be significant.
<b>Infrastructure</b>				
5. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable resources	12. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable sources.	No	N/A	Order has changed.
6. To focus investment on improving access in strategic expansion locations to make optimum use of available resources	13. To focus investment on improving access in strategic expansion locations to make optimum use of available resources.	No	N/A	Order has changed.
7. To facilitate sustainable modes of travel and minimise the needs for unnecessary travel in all new developments. Where travel and mobility is beneficial high priority is to be given to use of public transport, cycling or walking	14. To facilitate sustainable modes of travel in all new developments and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.	Yes	No	Order has changed. Elements have been reordered and simplified to aid clarity. This change is not considered to be significant.
8. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles	15. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.	No	N/A	Order has changed.
9. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, play and	16. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play	No	N/A	Order has changed.

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Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
open space and integrated community facilities	and open space and integrated community facilities.			
<b>Housing</b>				
10. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development across Cambridgeshire and Peterborough	17. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.	Yes	No	Order has changed. 'across Cambridgeshire and Peterborough' has been removed from the end of the objective. This change is not considered to be significant.
11. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities	18. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.	No	N/A	Order has changed.
12. To provide opportunities for vulnerable people to live independent lives with support to meet their needs	19. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.	No	N/A	Order has changed.
13. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs	20. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.	No	N/A	Order has changed.
<b>Economic Development</b>				
14. To promote economic growth and resilience and diversify the range of businesses active in the district that can add greater value to the local economy	5. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.	Yes	No	Order has changed. 'in' has been changed to 'across'. This is not considered to be a significant change.
-	6. To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.	Yes	Yes	This is a new objective so is considered to be



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Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
				a significant change.
15. To maximise the advantages offered by Huntingdonshire's strategic location to develop complementary sector specialisms, supply chains and business accommodation	7. To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors	No	N/A	Order has changed.
16. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy	8. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.	No	N/A	Order has changed.
17. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations	9. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.	No	N/A	Order has changed.
18. To support agriculture, farm diversification, estate management and rural tourism that will support the function and character of the countryside and its communities	10. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.	No	N/A	Order has changed.
-	11. To protect the best and most versatile agricultural land from built development.	Yes	Yes	This is a new objective so is considered to be a significant change.
<b>Environment</b>				
19. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so	22. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.	No	N/A	Order has changed.

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Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
20. To maximise opportunities for minimising energy and water use and securing carbon emission reductions in all new development and transport choices	23. To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.	Yes	No	Order has changed. 'To maximise opportunities' has been changed to 'To take advantage of opportunities'. This change is not considered to be significant.
21. To encourage waste management and pollution control practices which minimise contributions to climate change and do not incur unacceptable impacts on the local environment or endanger human health	24. To encourage waste management and pollution control practices which minimise and reduce contributions to climate change and avoid adverse impacts on the local environment or human health.	Yes	Yes	Order has changed. 'and reduce' has been added with regards to contributions to climate change; 'do not incur unacceptable' has been changed to 'avoid adverse' with regards to impacts on the local environment or human health. These are considered to constitute a significant change.
22. To maintain, enhance and conserve Huntingdonshire's heritage assets, characteristic landscapes, natural habitats and biodiversity	21. To maintain, enhance and conserve Huntingdonshire's heritage assets, characteristic landscapes, natural habitats and biodiversity.	No	N/A	Order has changed.
23. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the water-related features of the Great Fen, Ouse valley and Grafham Water and promote a balance between conservation and public access to and enjoyment of these assets	25. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the Great Fen and the belt of ancient woodland north of Alconbury, the River Great Ouse and its associated landscape corridor and Grafham Water and its circle of ancient woodlands and to promote a balance between conservation and public access to and enjoyment of these assets.	Yes	Yes	Order has changed. 'the water related features of [the Great Fen]' has been removed, 'and the belt of ancient woodland north of Alconbury' has been added, 'Ouse valley' has been changed to 'River Great Ouse

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Spatial Objective as at Stage B	Spatial Objective as at Stage D	Changed?	Significant?	Commentary
				and its associated flood meadows'. Finally 'and its [Grafham Water] circle of ancient woodlands' has been added. These are considered to constitute a significant change.

Table 6.2 - Appraisal of relationship with SA Objectives for Spatial Objectives that have significant changes

SA Objectives	Spatial Objective 6		Spatial Objective 11		Spatial Objectives 24 (was 21)		Spatial Objective 25 (was 23)	
	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	N	✓	N	✓	○	○	●	
2. Protect water resources (both quality and quantity)	N	○	N	○	✓	✓	✓	
3. Manage and minimise all forms of flood risk (taking into account climate change)	N	○	N	○	○	○	○	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	N	○	N	○	○	○	✓	
5. Protect, maintain and enhance biodiversity and habitats	N	○	N	○	●	●	✓	
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	N	○	N	○	○	✓	✓	
7. Protect, maintain and enhance heritage assets, whether they are designated or not	N	○	N	○	○	○	○	
8. Reduce emissions of greenhouse gases and improve energy efficiency	N	○	N	○	✓	✓	○	

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SA Objectives	Spatial Objective 6		Spatial Objective 11		Spatial Objectives 24 (was 21)		Spatial Objective 25 (was 23)	
	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D
9. Improve air quality	N	○	N	○	✓	✓	○	
10. Avoid unnecessary light, noise and visual pollution	N	○	N	○	✓	✓	●	
11. Reduce waste production and increase reuse, recycling and composting	N	○	N	○	✓	✓	○	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	N	○	N	○	○	○	✓	
13. Promote accessibility of cultural and social activities	N	○	N	○	○	○	✓	
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	N	○	N	○	○	○	○	
15. Redress inequalities	N	○	N	○	○	○	○	
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	N	○	N	○	○	○	○	
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	N	○	N	○	○	○	○	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	N	✓	N	○	○	○	○	
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	N	✓	N	○	○	○	○	
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	N	✓	N	○	○	○	○	

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SA Objectives	Spatial Objective 6		Spatial Objective 11		Spatial Objectives 24 (was 21)		Spatial Objective 25 (was 23)	
	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D	Stage B	Stage D
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	N	o	N	o	✓	o	✓	

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### Conclusions:

#### Spatial Objective 6:

For the most part it is considered that there will be no direct relationship between this spatial objective and the SA objectives. There are considered to be potentially synergistic relationships between this spatial objective and SA Objectives 1, 18, 19 and 20, reflecting the fact that the Enterprise Zone is located at the former Alconbury Airfield which is previously developed land and there are significant opportunities for economic benefits including jobs growth and training.

#### Spatial Objective 11:

For the most part it is considered that there will be no direct relationship between this spatial objective and the SA objectives. Only SA Objective 1 has a potentially synergistic relationship.

#### Spatial Objective 24 (was 21):

For the most part it is considered that there will still be no direct relationship between this spatial objective and the SA objectives. It is considered that there are still likely to be potential synergies between this objectives and SA Objectives 2, 8, 9, 10 and 11 as well as direct but uncertain relationships with SA Objective 5. There are now considered to be potential synergies between this objective and SA Objective 6. This is not so much as a result of the changes to the objective but more that it is now considered on balance that the relationships between the objective and the SA Objective will be more direct than indirect and that they are likely to be positive in nature. There are now considered to be no direct relationships between this objective and SA Objective 21. Again, this is not so much as a result of the changes to the objective but more that it is now considered on balance that the relationships between the objective and the SA Objective are likely to be very limited in nature and more indirect than direct.

#### Spatial Objective 25 (was 23):

For the most part it is considered that there will still be no direct relationship between this spatial objective and the SA objectives. It is considered that there are still likely to be potential synergies between this objectives and SA Objectives 2, 4, 5, 6 and 21. There are now considered to be no direct relationships between this objective and SA Objective 1, 10, 12 and 13. This is not so much as a result of the changes to the objective but more that it is now considered on balance that the relationships between the objective and these SA Objectives are likely to be very limited in nature and more indirect than direct.

### Key for testing the changes to the Spatial Objectives against the SA Objectives

✓	There are potential complementary relationships between the Spatial Objective and the SA Objective
x	There are potential conflicting relationships between the Spatial Objective and the SA Objective
•	There are potential direct relationships between the Spatial Objective and the SA Objective but it is either uncertain whether they would be complementary or conflicting or there is potential for both complementary and conflicting relationships
○	There is no identified direct relationship between the Spatial Objective and the SA Objective
N	The relationship between the Spatial Objective and the SA Objective was not appraised at this stage (used for new spatial objectives)

### Growth

#### Introduction

- 6.14 'Strategic options: amount of growth' identified that when the options for the amount of development during the plan period was first appraised in 2013, the option with the most positive SA appraisal was for 21,000 homes. This option was described as follows:

<b>Technical Paper</b>	This option uses the figure for housing growth from the Joint Strategic Planning Unit's Technical Report on Growth Requirements of 21,000 homes. This is slightly higher than the 'High Growth' option considered previously.
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- 6.15 However, as the 'Important Note:' explains, the evidence on which this housing growth figure was based predated publication of the national Planning Practice Guidance (PPG), so it was not compliant with guidance relating to how objectively assessed housing needs should be calculated, or how Local Plans should seek to meet such needs.
- 6.16 In addition, by the time the Huntingdonshire Local Plan to 2036 is submitted, over four years will have passed since the publication of the Joint Strategic Planning Unit's Technical Report referred to above. The Council was therefore required to re-test market and affordable housing need for the district over the time period to 2036, in order to subsequently determine an up-to-date housing growth target to plan for.

#### Updated objectively assessed need for housing

- 6.17 This re-testing of market and affordable housing need was undertaken in the Huntingdonshire Objectively Assessed Housing Need report April 2017. The report followed PPG recommendations relating to how objectively assessed housing needs should be calculated, and also took the opportunity to use any updated evidence in that process, such as national forecasts and projections. The report concluded that the objectively assessed need for housing and jobs is as follows:

	Change 2011-36
Need for housing (both market and affordable)	20,100
Need for affordable housing	7,897
Jobs associated with need for housing	14,400

#### Establishing a housing target

- 6.18 The PPG sets out that the objectively assessed housing need is not necessarily the same as the district housing target. It is for the Local Planning Authority to determine the housing target, taking into account in particular:
- the strong presumption in the NPPF (paragraph 14) that 'Local Plans should meet objectively assessed needs...unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits...or specific policies in this Framework indicate development should be restricted'
  - the requirement in the PPG to consider an increase in the total housing figures included in the local plan where it could help deliver the required number of affordable homes.
- 6.19 In addressing the first consideration above, it is considered that Huntingdonshire can meet its objectively assessed housing need: there are no adverse impacts that would significantly and demonstrably outweigh the benefits, nor are there issues in Huntingdonshire that mean that specific policies in the NPPF indicate development should be restricted.



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- 6.20** In addressing the second consideration, the need for affordable housing is 39% of the overall need of 20,100 homes of all kinds. The Local Plan endeavours to address the need for affordable housing including through the application of a target of 40% affordable housing provision on all qualifying sites (see 'Affordable Housing Provision' above for the appraisal of changes). This will work in conjunction with the Council's Housing Strategy (2017) and the Cambridgeshire and Peterborough Combined Authority 'Devolution Housing Fund' to provide additional affordable housing. A number of other Local Plan policies are intended to work together to increase the provision of market and affordable housing over and above the objectively assessed need. The Local Plan therefore does not currently specify an increase to the housing target above the objectively assessed need figure of 20,100 although a higher delivery figure is anticipated.
- 6.21** The White Paper 'Fixing our broken housing market' (February 2017) set out the government's intentions to consult on options for introducing a standardised approach to assessing housing requirements. This has introduced a level of uncertainty into identifying the housing target for the Local Plan consultation draft 2017. Future consideration will be given to application of any nationally introduced methodology.

#### Conclusion

- 6.22** The revised objectively assessed need of 20,100 homes, taken together with policies that seek to deliver housing over and above this figure are expected to combine to result in housing delivery relatively close to the previous total of 21,000 homes. This is not considered to be a significant change that would require detailed appraisal.

## Strategic Transport Study

### Introduction

- 6.23** The Strategic Transport Study was commissioned to analyse the highway network implications of a series of potential development scenarios and the transport related mitigation packages necessary to support them to ascertain their deliverability in transport terms. The scope of the study was to:
- Identify and test the transport implications of committed development and four potential development scenarios
  - Recommend the most sustainable development scenario in transport terms for delivering the 21,000+ homes required
  - Highlight where there are opportunities for increasing the usage of sustainable transport modes
  - Identify and cost where amended or additional transport infrastructure is required to mitigate the predicted impacts of each potential development scenario
  - Form the basis of a district-wide transport strategy that mitigates the transport implications of the chosen development scenario
- 6.24** The Strategic Transport Study modelled four development scenarios originally. The modelling approach was based on highway assignment model runs of the Cambridge Sub-Region Model 2 (2016) with a forecast year of 2036 and assuming a morning peak period of 08:00-09:00 and an evening peak period of 17:00-18:00. Each scenario was modelled initially to ascertain its predicted impact on the highway network in terms of change in traffic flows, impact on the performance of key junctions and journey times.
- 6.25** A series of potential mitigation measures was then tested against each potential development scenario to ascertain what impact they would have on each scenario. These ranged from junction improvements alone to implementation of major infrastructure schemes including a realignment of the A141 around the north of Huntingdon and introduction of a third river crossing.
- 6.26** Testing of the original four potential development scenarios identified that for all scenarios a mitigation package involving significant new infrastructure was necessary to avoid substantial detrimental impacts on performance of the highway network. As a result of this a fifth potential development scenario was identified which avoided separation of major new residential development from the A14 by the River Great Ouse.

### Relationship with SA Process

- 6.27** The Strategic Transport Study itself is not subject to Sustainability Appraisal, however there is a clear relationship between the two. This relationship is strongest with SA Objective 21: Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport).
- 6.28** This is reflected through the assessment of the individual potential development sites which were then tested in various combinations as the five potential development scenarios. In particular the following sites decision aiding questions are relevant to the Strategic Transport Study:
- Sites SA 17: Is the site within 400m of a food shop? Is the site within 1km of a GP surgery/ health centre?
  - Sites SA 18: Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?
  - Sites SA 21: Is the site within 400m of a bus stop? Is the site free of known major transport infrastructure constraints? Will the site support a mix of uses such as employment, retail and/or community facilities?
- 6.29** These all focus on the accessibility of the potential development site to services and employment. They aim to promote development which is well related to facilities and thereby both reduces the need to travel and encourages use of sustainable transport methods by sheer proximity. Where a site meets the specified threshold, is free of constraints or supports a mix of uses it obtains a positive score.

### SA Process Changes

- 6.30** The process regarding objectives and decision aiding questions related to the Strategic Transport Study has remained unchanged throughout and no further changes are considered necessary.

### Conclusions of the Strategic Transport Study

- 6.31** Development scenario 5 was subjected to the same testing as the original scenarios and concluded that it could be delivered with a package of junction mitigation measures along with other transport interventions for walking, cycling and public transport. This eliminated the need for construction of either a major realignment of the A141 and/ or an additional river crossing to facilitate delivery of the development scenario.

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## Policies

**6.32** The steps involved with appraising the significance of changes to policies is set out above in 'D 2: Appraise significant changes'. The appraisals in the following section are set out in the same way:

- 1. The 'Stage B' version is presented side by side with the 'current' version**

Presented in a coloured 'policy box' this side by side enables the identification of changes to the policy during the development of the plan.  
Where a policy is new and has not been appraised previously its appraisal is set out in the same way as the appraisal of policies at Stage B.
- 2. A table identifies the changes that have been made and identifies whether they are considered to be significant**

This first summarises the changes then asks the question 'Are these changes considered to be significant?', which is followed by a statement as to why they are considered to be significant or not.
- 3. Where changes are significant an appraisal table sets out the consideration of SA Objectives/ Decision Aiding Questions**

The appraisal table is similar to the one used for appraisals at Stage B and includes that original appraisal. However, it also includes a new set of columns for impact scores and commentaries for each of the Decision Aiding Questions and a conclusion for the appraisal of significant changes.  
In some cases additional Decision Aiding Questions may be added if the scope of the policy has changed. The appraisal may also consider that some questions which the policy was appraised against at Stage B no longer have a relationship with the policy.

**6.33** How the scoring system should be applied is identified for each decision aiding question. The questions have been worded so that in most cases an 'uncertain' result cannot be given. It was considered that if an 'uncertain' result were to be included in the scoring system for more or all questions, appraisals could be undermined by a high proportion of 'uncertain' results. In this way a clear appraisal result can be gained and quantifiable differences between sites and policies clearly identified. The inclusion of a commentary for each decision aiding question will enable factors considered in the decision making process to be recorded. The answers are not intended to be added up to a score, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**SA appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

<b>+</b>	Effects are considered to be potentially beneficial compared with what would happen without the plan
<b>-</b>	Effects are considered to be potentially adverse compared with what would happen without the plan
<b>~</b>	Effects are considered to be neither positive nor negative compared with what would happen without the plan, or where effects are uncertain
<b>N</b>	Effects were not appraised at this stage for this decision aiding question (used for Stage B appraisals); or Decision aiding question is no longer considered to have a relationship with the policy (used for Stage D appraisals)

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### Policy Development

**6.34** The following table sets out the relationship between policies at the various stages of Local Plan consultation. The table is set out in chronological order from left to right but is organised by the order of policies in the latest version of the plan. The Targeted Consultation is included for completeness but did not include specific sustainability appraisal work.

Policies as originally appraised (Prior to Stage 3)	Policies in the Targeted Consultation	Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)
Policy 1: Strategy and Principles for Development	LP 1 Strategy for Development	LP 1 Strategy for Development
Policy 7: Strategic Green Infrastructure Enhancement	LP 7 Green Infrastructure	LP 2 Green Infrastructure
Policy 2: Contributing to Infrastructure Delivery	LP 15 Contributing to Infrastructure Delivery	LP 3 Contributing to Infrastructure Delivery
Policy 6: Flood Risk and Water Management	LP 17 Waste Water Management	LP 4 Waste Water Management
Policy 11: The Relationship Between the Built-up Area and the Countryside	LP 2: The Relationship Between the Built-up Area and the Countryside	Definition
Policy 8: Development in Spatial Planning Areas	LP 3 Spatial Planning Areas	LP 5 Spatial Planning Areas
Policy 9: Development in Key Service Centres	LP 4 Service Centres	LP 6 Key Service Centres
Policy 10: Development in Small Settlements	LP 5 Small Settlements	LP 7 Small Settlements
No policy	LP 6 The Countryside	LP 8 The Countryside
Policy 6: Flood Risk and Water Management	LP 16 Flood Risk and Surface Water	LP 9 Flood Risk
Policy 13: Quality of Design	LP 18 Quality of Design	LP 10 Design Context
		LP 11 Design Implementation
		LP 12 Strategic Placemaking
Policy 3: Communications Infrastructure	LP 19 Amenity	LP 13 Amenity
Policy 15: Ensuring a High Standard of Amenity		
Policy 6: Flood Risk and Water Management	LP 16 Flood Risk and Surface Water	LP 14 Surface Water
Policy 17: Sustainable Travel	LP 22 Sustainable Travel	LP 15 Sustainable Travel
Policy 18: Parking Provision	LP 23 Parking Provision	LP 16 Parking Provision
Policy 19: Supporting a Strong Local Economy	LP 25 Established Employment Areas	LP 17 Established Employment Areas
Policy 21: Rural Economy	LP 26 Rural Economy	LP 18 Rural Economy

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Policies as originally appraised (Prior to Stage 3)	Policies in the Targeted Consultation	Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)
Policy 26: Homes in the Countryside	LP 27 Homes for Rural Workers	LP 19 Homes for Rural Workers
Policy 20: Ensuring Town Centre Vitality and Viability	LP 28 Town Centre Vitality and Viability	LP 20 Town Centre Vitality and Viability
Policy 23: Local Services and Facilities	LP 29 Local Services and Facilities	LP 21 Local Services and Community Facilities
Policy 22: Tourism, Sport and Leisure Development	LP 30 Tourism and Recreation	LP 22 Tourism and Recreation
Policy 25: Affordable Housing Provision	LP 11 Affordable Housing Provision	LP 23 Affordable Housing Provision
Policy 24: Housing Mix	LP 20 Housing Mix	LP 24 Housing Mix
		LP 25 Specialist Housing
Policy 12: Gypsies, Travellers and Travelling Showpeople	LP 13 Gypsies, Travellers and Travelling Showpeople	LP 26 Gypsies, Travellers and Travelling Showpeople
Policy 4: Enabled Exceptions	LP 9 Neighbourhood and Community Planning	LP 27 Community Planning Proposals
	LP 12 Exceptions Housing	LP 28 Rural Exceptions Housing
No policy	LP 10 Health and Wellbeing	LP 29 Health Impact Assessment
Policy 28: Biodiversity and Protected Habitats and Species	LP 31 Biodiversity and Protected Habitats and Species	LP 30 Biodiversity and Geodiversity
Policy 29: Trees, Woodland and related Features	LP 32 Trees, Woodland, Hedges and Hedgerows	LP 31 Trees, Woodland, Hedges and Hedgerows
Policy 30: Open Space	LP 33 Protection of Open Space	LP 32 Protection of Open Space
Policy 11: The Relationship Between the Built-up Area and the Countryside	LP 34 Rural Buildings	LP 33 Rural Buildings
Policy 31: Heritage Assets and their Settings	LP 14 Heritage Strategy	LP 34 Heritage Strategy
	LP 35 Heritage Assets and their Settings	LP 35 Heritage Assets and their Settings
Policy 5: Renewable and Low Carbon Energy	LP 36 Renewable and Low Carbon Energy	LP 36 Renewable and Low Carbon Energy
No policy	LP 37 Ground Contamination and Pollution	LP 37 Air Quality
		LP 38 Ground Contamination and Groundwater Pollution
Policy 27: Residential Moorings	LP 38 Water Related Development	LP 39 Water Related Development
Policy 1: Strategy and principles for development	LP 8 Sustainable Development Principles	None - all criteria covered by other policies
Policy 16: Advertising	LP 24 Advertising	None - considered to be adequately covered by LP 11 Design Implementation
Policy 14: Reducing Carbon Dioxide Emissions	LP 21 Sustainable Use of Energy and Water	None - criteria have either become redundant due to national policy changes

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Policies as originally appraised (Prior to Stage 3)	Policies in the Targeted Consultation	Policies as appraised for task D 2 (Local Plan Consultation Draft 2017)
		or incorporated into LP 11 Design Implementation

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## The Development Strategy

**6.35** This section looks at the changes made to policies within Chapter 4: The Development Strategy. Policies in this chapter are:

- LP 1: Strategy for Development
- LP 2: Green Infrastructure
- LP 3: Contributing to Infrastructure Delivery
- LP 4: Waste Water Management
- LP 5: Spatial Planning Areas
- LP 6: Key Service Centres
- LP 7: Small Settlements
- LP 8: The Countryside
- LP 9: Flood Risk



### Strategy for Development

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 1: Strategy and Principles for Development</b></p>	<p><b>LP 1: Strategy for Development</b></p>
<p>In 2036 Huntingdonshire will be a highly sustainable and economically vibrant place with thriving market towns and villages, a high quality built and natural environment, successful neighbourhoods, and a range of well designed homes for all sectors of the community.</p>	<p>The development strategy for Huntingdonshire is to:</p>
<p>The Council will support proposals which contribute to the delivery of new housing, economic growth and diversification and infrastructure provision through the following development strategy:</p>	<ul style="list-style-type: none"> <li>● Concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities;</li> <li>● Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;</li> <li>● Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;</li> <li>● Support a thriving rural economy;</li> <li>● Protect the character of existing settlements and the surrounding countryside; and</li> <li>● Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs</li> </ul>
<ul style="list-style-type: none"> <li>● 3 strategic expansion locations will make provision for approximately 12,450 new homes giving a range of accommodation to meet the needs of all sectors of the community and to facilitate growth of the local economy, in particular through the designated enterprise zone at Alconbury Weald</li> <li>● Market towns and key service centres will make provision for approximately 7,850 new homes and support economic and community development that serves needs in the most sustainable locations, promotes the vitality and viability of established communities and maintains their character and identity</li> </ul>	<p><b>Distribution of Growth</b></p>
<p>Development proposals will be expected to:</p>	<p>Four spatial planning areas are designated where approximately 70% of the total housing growth and the majority of employment and retail growth will be focused. These are centred around Huntingdon, St Neots, St Ives and Ramsey reflecting their status as the district's traditional market towns. These will include two strategic expansion locations at Alconbury Weald and St Neots East.</p>
<ul style="list-style-type: none"> <li>● prioritise the use of previously developed land in accessible locations</li> <li>● contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities</li> <li>● support the local economy by providing a mix of employment opportunities suitable for local people</li> <li>● make efficient use of land, buildings and infrastructure within existing settlements whilst preserving local character and distinctiveness</li> <li>● maximise opportunities for use of public transport, walking and cycling</li> <li>● minimise greenhouse gas emissions, oxides of nitrogen, fine particles and other forms of pollution</li> <li>● reduce water consumption and wastage, minimising the impact on water resources and quality and managing flood risk</li> <li>● protect and enhance the range and vitality of characteristic landscapes, habitats and species and historic environment</li> <li>● promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities</li> </ul>	<p>Seven key service centres are designated reflecting the concentration of services and facilities in these locations. These are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley. Approximately 30% of the total housing growth will be dispersed across the key service centres together with the small settlements to support the vitality of these communities.</p>
	<p>The strategy for development will predominantly be delivered through sites already completed in 2011-2016 and those allocated in this plan which together are sufficient to meet the outstanding objectively assessed need in full. In addition, small and windfall sites will be delivered in conformity with other policies of this plan which will provide flexibility and diversity in the supply.</p>

**Table 6.3 - Appraisal of changes to policy LP 1: Strategy for Development**

<p>This policy has been changed by:</p>
<ul style="list-style-type: none"> <li>● Greater clarity over the broad strategic principles reflecting the plan's objectives</li> </ul>

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<ul style="list-style-type: none"> <li>• Reduction to two strategic expansion locations</li> <li>• Potential housing numbers amended to reflect the proportion of distribution rather than absolute numbers to reflect relative sustainability, allow flexibility and facilitate growth to support the viability of smaller communities</li> <li>• The removal of sustainability criteria into other more subject specific policies to reduce repetition</li> <li>• Confirmation of the intention of the plan to meet the full objectively assessed need for housing</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be potentially significant because they reflect a more holistic approach to the strategy and provide a clearer growth strategy for the whole district.	

**Table 6.4 - SA Appraisal of significant changes to policy LP 1: Strategy for Development**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 1: Strategy and Principles for Development		Appraisal of Significant Changes (Stage D) - Policy LP 1: Strategy for Development	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Two of the three strategic expansion locations identified are previously developed land as are a reasonable proportion of the sites in market towns and key service centres.	+	Although the changes reduce the number of previously developed strategic expansion locations to one out of two rather than two out of three this area has been expanded.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	+	Two of the three strategic expansion locations identified are previously developed land. The strategic expansion location at St Neots is, however, grade 2 agricultural land. The strategy itself does not make reference to agricultural land value although it does prioritise the use of previously developed land in accessible locations.	+	The largest strategic expansion location which has been expanded is on previously developed land .
promote development in locations where higher densities are appropriate? (SA1)	+	60% of total growth is directed to the three strategic expansion locations all of which will be capable of incorporating higher densities. Similarly sites in market towns are more likely to be appropriate for higher densities although key service centres are less appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective
direct development away from waterways that are sensitive to changes in water quality? (SA2)	+	The majority of growth can be accommodated without detrimentally impacting on water quality objectives. Brampton and Ramsey are most sensitive and have relatively low levels of growth directed to them. Policy explicitly expects development proposals to minimise the impact on water quality.	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns and will not have a detrimental impact on water quality objectives.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	Water treatment capacity is limited in many places but growth is generally manageable within conventional technologies. Strategic expansion locations at Alconbury Weald and Wyton-on-the-Hill would require a site specific solution reflecting the potential scale of growth. Policy explicitly expects development proposals to minimise the impact on water resources and to reduce water consumption and wastage.	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns and will not have an adverse affect on water treatment capacity.
minimise risk to people and property from	+	The strategy has been shaped to avoid significant growth locations at high flood risk, for instance around Ramsey where the	+	This policy continues to identify strategic expansion locations and development sites in service

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 1: Strategy and Principles for Development		Appraisal of Significant Changes (Stage D) - Policy LP 1: Strategy for Development	
	Effects	Commentary	Effects	Commentary
flooding, now and in the future? (SA3)		surrounding Fen landscape is maintained through pumping. Policy explicitly expects development proposals to minimise the impact on water resources and manage flood risk.		centres and towns using a sequential approach to site selection with regards to flood risk.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	The strategic expansion locations would incorporate substantial areas of open space within them. The market towns all have reasonable access to open space although that at key service centres is more variable. Policy explicitly expects development proposals to enhance green space, sport and recreation facilities.	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns where provision exists or can be provided through development.
protect, restore, create or enhance habitats? (SA5)	~	The strategic expansion locations offer significant potential for creating or enhancing habitats. Market towns and key service centres also have potential for protection, restoration, creation or enhancement of habitats. It should be acknowledged that with any strategy involving development habitats may change in response to development with some being destroyed and others created. Policy explicitly expects development proposals to protect and enhance the range and vitality of habitats and species.	~	This policy continues to identify strategic expansion locations and development site in service centres and towns which will have a range of impact on existing habitats including the potential to create and enhance habitats.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Two of the three strategic expansion locations are previously developed sites with potential to establish new characters. That at St Neots is contained within the A428 and has potential to incorporate structural landscaping to respond to existing landscape features. Policy explicitly expects development proposals to protect and enhance characteristic landscapes.	+	This policy continues to focus development in and around larger settlements and on well contained areas of previously developed land. It requires development to protect the existing character of settlements and the countryside and so is considered to respond to landscape character.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	Policy explicitly expects development proposals to make efficient use of land and buildings within existing settlements whilst preserving local character and distinctiveness.	+	This policy continues to focus development in and around larger settlements and on well contained areas of previously developed land. It requires development to protect the existing character of settlements and the countryside and so is considered to respond to landscape character.
seek to minimise the potential adverse visual effects of development? (SA6)	~	Policy does not explicitly refer to minimising potential adverse visual effects of development although it does specify the ambition to have a high quality built environment and to maintain the character and identity of established communities which would not be achieved if	~	This policy continues to focus development in and around larger settlements and on well contained areas of previously developed land. It requires development to protect the existing character of settlements

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 1: Strategy and Principles for Development		Appraisal of Significant Changes (Stage D) - Policy LP 1: Strategy for Development	
	Effects	Commentary	Effects	Commentary
		development proposals had an adverse visual effect.		and the countryside and so is considered to respond to landscape character. However, this change is not considered sufficient to consider the policy as having potentially beneficial effects for this objective.
promote development which preserves and enhances the district's heritage? (SA7)	+	Policy explicitly expects development proposals to protect and enhance the historic environment.	N	Heritage aspects are addressed in subject specific policies to avoid repetition.
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	+	The strategy and principles do not specifically refer to this but the promotion of a limited number of strategic expansion locations offers potential to explore opportunities for decentralised low carbon energy sources or networks.	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Policy explicitly expects development proposals to prioritise the use of previously developed land in accessible locations, minimise greenhouse gas emissions and reduce water consumption.	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	Policy strongly advocates this by concentrating housing growth in close proximity to the Enterprise Zone, other major concentrations of employment and incorporating a mix of employment opportunities within market towns and key service centres. Policy explicitly expects development proposals to contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities.	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	The strategy aims to provide homes and jobs in close proximity providing opportunities for people to travel to work by sustainable modes, so generating less pollution. Policy explicitly expects development proposals to minimise greenhouse gas emissions and air pollutants.	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.
promote the retention of the quiet rural character of the district? (SA10)	+	The strategy aims to concentrate development in a limited range of locations to protect the majority of the rural area enabling its present character to be retained.	+	The changes do not affect the appraisal in relation to this SA Objective
direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF? (SA11)	~	There are limited areas of search for waste in the district; however, development is not precluded and may be accommodated within growth proposals.	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 1: Strategy and Principles for Development		Appraisal of Significant Changes (Stage D) - Policy LP 1: Strategy for Development	
	Effects	Commentary	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	The strategy facilitates concentrated growth areas maximising people's opportunities to access sport and recreational facilities. Policy explicitly expects development proposals to maximise opportunities for walking and cycling and to promote healthy, active lifestyles by protecting and enhancing green space, sport and recreation facilities.	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns opportunities for healthy lifestyles should be readily available.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	The scale of development proposed in the strategy should facilitate availability of cultural and social activities as the population growth will be concentrated in specific locations encouraging a critical mass of support.	+	The changes do not affect the appraisal in relation to this SA Objective
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The strategy promotes a level of growth designed to meet the full objectively assessed needs of the district.	+	The changes do not affect the appraisal in relation to this SA Objective
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	~	Policy does not address poverty directly but development proposals are expected to support the local economy by providing a mix of employment opportunities suitable for local people.	~	The changes do not affect the appraisal in relation to this SA Objective
promote a reduction in levels of crime or the fear of crime? (SA16)	~	Policy does not explicitly refer to levels of crime or fear of crime. However, the strategy aspires to deliver an economically vibrant place with a high quality built environment which has the potential to promote a reduction in levels of crime and the fear of crime.	~	The changes do not affect the appraisal in relation to this SA Objective
facilitate access to basic services? (SA17)	+	By focusing development in limited locations providing concentrated markets the strategy facilitates access to basic services. Policy explicitly expects development proposals to contribute to the creation or maintenance of mixed communities including the integration of services.	+	The changes do not affect the appraisal in relation to this SA Objective
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	Policy strongly advocates this by concentrating housing growth in close proximity to the Enterprise Zone, other major concentrations of employment and incorporating a mix of employment opportunities within market towns and key service centres. This is coupled with the policy explicitly expecting development proposals maximise opportunities for use of public transport, walking and cycling and to contribute to the creation or maintenance of mixed and socially inclusive communities by integrating development of homes, jobs, services and facilities.	+	This policy continues to identify strategic expansion locations and development site in service centres and towns where population growth will be matched to employment growth.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 1: Strategy and Principles for Development		Appraisal of Significant Changes (Stage D) - Policy LP 1: Strategy for Development	
	Effects	Commentary	Effects	Commentary
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The strategic expansion location at Alconbury Weald is focused on the designated Enterprise Zone with housing and services surrounding this to assist in its successful delivery. Substantial areas for employment use are allocated with other strategic expansion locations and market towns all of which provide opportunities for inward investment. Policy explicitly expects development proposals to support the local economy by providing a mix of employment opportunities.	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns for a mix of developments which will provide opportunities for inward investment.
help improve the availability of training and education opportunities? (SA20)	~	Education facilities will be required in conjunction with major development proposals. Otherwise, the policy does not make explicit reference to training opportunities although some may be facilitated by encouraging a mix of employment opportunities.	~	The changes do not affect the appraisal in relation to this SA Objective
reduce the need to travel? (SA21)	+	The strategy aims to provide homes, jobs services and facilities in close proximity providing opportunities for people to minimise their travel requirements of to use sustainable modes.	+	The changes do not affect the appraisal in relation to this SA Objective
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	A substantial proportion of growth is concentrated in the Huntingdon spatial planning area which has potential to benefit significantly from planned improvements to the A14. Growth at St Neots is constrained by capacity on the A428 for which no major improvements are currently programmed. Both benefit from railway services and frequent bus services. The possibility exists for the strategic expansion locations at Alconbury Weald and Wyton-on-the-Hill to develop links to the guided busway. The strategy avoids directing substantial growth to areas of relatively poor transport infrastructure such as Ramsey.	~	The changes do not affect the appraisal in relation to this SA Objective. Cambridgeshire County Councils Long Term Transport Strategy (LTTS) details necessary improvements to transport infrastructure.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 3, 4, 6, 7, 8, 9, 10, 12, 13, 14, 17, 18, 19 and 21. It has uncertain effects with regards to SA Objectives 5, 6, 8, 11, 15, 16 and 21. Most of the impacts will be permanent for the lifetime of the development delivered. The effects of some will be felt immediately, for instance on SA1 by reducing the need to permit development elsewhere. The effects of others may be temporarily negative but should become positive as specific infrastructure becomes available, for instance SA21 with regards to the A14 improvements. The policy is considered appropriate as an overall strategy and no changes are recommended.		The changes are generally not significant as the policy continues to identify strategic expansion locations and development sites in service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth.	



### Green Infrastructure

#### Policy as originally appraised (Stage B)

##### Policy 7 Strategic Green Infrastructure Enhancement

The council will work with partners to safeguard, enhance and facilitate provision of and access to strategic green space. In order to help achieve these aims a proposal will be supported where it:

- a. is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy 2011 or successor documents; and/ or
- b. contributes towards the objectives of protecting, managing and enhancing existing green infrastructure, of creating new green infrastructure and of creating and strengthening links between areas of green infrastructure as shown on the Strategic Green Infrastructure Map.

Additionally a proposal will be expected to:

- a. assist in achieving Natural England's Accessible Natural Green Space Standards (ANGSt) through improving accessibility, naturalness and connectivity of green spaces;
- b. provide replacement provision of equal or greater value than that which will be affected where the proposal would result in harm to existing green infrastructure; and
- c. enhance the rights of way network.

Where a proposal gives rise to a specific requirement for green infrastructure, provision will be required in accordance with the council's Developer Contributions SPD(Footnote), or successor documents, informed by the Cambridgeshire Green Infrastructure Strategy and other relevant plans and strategies as identified in supporting text.

The following priority areas are defined which have potential to consolidate and link important habitats and facilitate access improvements:

##### The Great Fen

Within the Great Fen a proposal will only be permitted where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen master plan or successor documents.

A proposal that lies outside the Great Fen but within its Landscape and Visual Setting will be expected to demonstrate consideration of the visual and landscape impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

##### Grafham Water/ Brampton Woods

#### Policy appraised for significant changes (Stage D)

##### LP 2: Green Infrastructure

A proposal will be expected to protect and enhance existing green infrastructure, create new green infrastructure, or create and strengthen links to and between areas of green infrastructure. A proposal will therefore be supported where it demonstrates that it:

- a. incorporates open/ green space in accordance with the Council's [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#), or successor documents;
- b. is consistent with the objectives of the [Cambridgeshire Green Infrastructure Strategy \(2011\)](#) or successor documents;
- c. improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
- d. provides replacement provision of equal or greater value than that which will be affected where the proposal would result in harm to or loss of existing green infrastructure;
- e. maintains and where appropriate enhances the rights of way network; and
- f. contributes to the re-naturalisation of water bodies such as rivers and lakes.

##### Green Infrastructure Priority Areas

Several Green Infrastructure Priority Areas have been identified, as indicated on The Key Diagram and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the requirements for that area will be achieved:

##### *The Great Fen*

Within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Masterplan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area, but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

##### *Great Ouse Valley*

A proposal within the Ouse Valley Landscape Character Area, defined in the [Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document](#), will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.



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<p>A proposal will be supported where it would create linkages between Grafham Water and any nearby ancient or semi-ancient woodland where it demonstrates how enhanced access can be provided without harming biodiversity.</p> <p><b>Nene Valley Area</b></p> <p>Within the Nene Valley Nature Improvement Area (NIA) a proposal will be expected to consult the NIA Partnership to ensure that the proposal is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be achieved.</p> <p><b>Great Ouse Valley</b></p> <p>A proposal will be supported where it demonstrates how it contributes to delivery of the Green Fen Way project to improve countryside access networks and the Fens Waterways Link project to enhance river navigation.</p> <p>A proposal within the Paxton Pits Landscape and Visual Setting will be expected to demonstrate consideration of the visual and landscape impacts that the proposal could have on Paxton Pits, such as how the proposal might affect the aims of the project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.</p> <p>Footnote: Available from the council's website</p>	<p>A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (1999) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.</p> <p><i>Nene Valley</i></p> <p>Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported where it can be demonstrated that it is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be realised.</p> <p><i>Grafham Water</i></p> <p>A proposal within the Grafham Water Landscape Character Area, defined in the <a href="#">Huntingdonshire Landscape &amp; Townscape Assessment Supplementary Planning Document</a>, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.</p> <p><b>Associated facilities</b></p> <p>A proposal to provide facilities associated with strategic green infrastructure or outdoor leisure or recreation in the countryside will be supported where a countryside location is justified and adverse effects are avoided.</p>
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**Table 6.5 - Appraisal of changes to policy LP 2: Green Infrastructure**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>• Addition of an extra criterion relating to re-naturalisation of water bodies</li> <li>• Rewording to clarify descriptions of priority areas</li> <li>• Addition of a paragraph relating to facilities associated with strategic green infrastructure</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they give clarification of guidance both for applicants and decision makers and additional wording may affect how the policy is applied.	

**Table 6.6 - SA Appraisal of significant changes to policy LP 2: Green Infrastructure**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 7: Strategic Green Infrastructure Enhancement		Appraisal of Significant Changes (Stage D) - Policy LP 2: Green Infrastructure	
	Effect	Commentary	Effect	Commentary
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	Policy facilitates provision of accessible green infrastructure although it is not the role of this policy to shape the location of built development.	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 7: Strategic Green Infrastructure Enhancement		Appraisal of Significant Changes (Stage D) - Policy LP 2: Green Infrastructure	
	Effect	Commentary	Effect	Commentary
protect, restore, create or enhance habitats? (SA5)	+	Primary purpose of policy is to protect, create and enhance areas of habitat importance.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Policy identifies specific priority areas and affords protection to the landscape and visual setting of the Great Fen. Similar protection is suggested for Paxton Pits and could be beneficial.	+	Paxton Pits has been added to the priority areas.
promote development which preserves and enhances the district's heritage? (SA7)	+	Woodlands, waterways and fenlands are part of the district's heritage; this policy aims to protect and enhance these.	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Provision of green infrastructure, wetlands and woodlands aid climate change through carbon fixing.	+	The changes do not affect the appraisal in relation to this SA Objective
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	Provision of green infrastructure and woodlands aid particle filtration.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	Protection of green infrastructure will help maintain rural character; however, enhanced access to green infrastructure has potential to increase noise and disruption.	~	The changes do not affect the appraisal in relation to this SA Objective
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Green infrastructure offers opportunities for cultural and social activities.	+	The changes do not affect the appraisal in relation to this SA Objective
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	Green infrastructure can enhance the attractiveness of the area encouraging businesses to consider it as an attractive location for their workforce.	+	This policy continues to require the protection, enhancement and provision of green infrastructure which is considered to be positive in terms of enhancing the district as a business location and encourage inward investment
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 4, 5, 6, 7, 8, 9, 12, 13, and 19. Although the policy is generally considered positive in relation to SA Objective 6, one of the decision aiding questions indicates that the policy could be clarified, particularly in relation to Paxton Pits. It is unclear whether the policy to enhance strategic green infrastructure will lead to the avoidance of unnecessary light, noise and visual pollution as in SA Objective 10 given the potential for enhanced access, however any increase in activity is mitigated by all the benefits of enhancing green infrastructure implicit in the policy. Most of the impacts will be permanent, through new schemes delivered,		The changes are generally not significant other than the addition of reference to Paxton Pits. Otherwise the policy continues to emphasise the need for enhanced green infrastructure provision with most changes relating to providing greater clarification.	

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 7: Strategic Green Infrastructure Enhancement		Appraisal of Significant Changes (Stage D) - Policy LP 2: Green Infrastructure	
	Effect	Commentary	Effect	Commentary
		and through preventing damage and promoting additional protection to existing greenspace. The effects of some will be felt immediately, while the effects of others will grow more gradually, for instance SA19.		

### Contributing to Infrastructure Delivery

#### Policy as originally appraised (Stage B)

##### Policy 2: Contributing to Infrastructure Delivery

A proposal will be supported where it makes appropriate contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements.

##### Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule (Footnote 1).

##### Planning Obligations

Contributions in addition to the CIL may be necessary to make the proposals acceptable in planning terms. Such contributions will be calculated as set out in the Developer Contributions Supplementary Planning Document (SPD) (Footnote 2) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Provision may be required on or off site as set out in the SPD. The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that adequate provision is in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will take viability and other material considerations including specific site conditions into account.

Where particular requirements of development sites set out in other policies in this plan are known they are included in the applicable policy.

Subdivision of sites in order to avoid liability for contributions will not be accepted in any form. Requirements will be calculated on the complete developable area, rather than the area or number of homes/ floorspace of a particular proposal where the development proposes the sub-division of a larger developable area and be apportioned on a pro-rata basis.

Footnote 1: Available from the Council's [website](#)

Footnote 2: Available from the Council's [website](#)

#### Policy appraised for significant changes (Stage D)

##### LP 3: Contributing to Infrastructure Delivery

##### Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the [Huntingdonshire Community Infrastructure Levy Charging Schedule \(2012\)](#) or subsequent revisions.

##### Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include the following:

- a. Affordable housing;
- b. Open space and recreation (including leisure and sports facilities);
- c. Strategic green infrastructure and biodiversity enhancement/ mitigation;
- d. Transport;
- e. Community facilities;
- f. Education, health and social care and community safety;
- g. Utilities infrastructure and energy;
- h. Emergency and essential services;
- i. Environmental improvements;
- j. Drainage and flood prevention and protection;
- k. Waste recycling facilities; and
- l. Public art, heritage and archaeology.

Such contributions will be calculated as set out in the [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy.

Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.

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**Table 6.7 - Appraisal of changes to policy LP 3: Contributing to Infrastructure Delivery**

Summary of changes: This policy has been changed by: <ul style="list-style-type: none"><li>• Rewording to clarify the range of infrastructure items for which contributions may be sought</li><li>• Rewording to clarify treatment of subdivision of sites</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because the changes are for clarification purposes and do not change the effects of the policy.	

### Waste Water Management

#### Policy as originally appraised (Stage B)

#### Policy 6: Flood Risk and Water Management

##### Flood Risk

A proposal will be supported where:

- a. it is located in an area that is not at risk of flooding with reference to the Environment Agency and the council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, prove the development is acceptable;
- b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained;
- c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

##### Surface Water

A proposal will be supported where:

- a. sustainable drainage systems (SuDS) are incorporated in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming)(Footnote) or successor documents to the satisfaction of Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;
- b. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and
- c. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.

##### Waste Water

All proposals that would be served by the Brampton and St Ives Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at these Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the Water Framework Directive will not be compromised.

All proposals that would be served by the Ramsey Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at that Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the

#### Policy appraised for significant changes (Stage D)

#### LP 4: Waste Water Management

##### Sewer Network

A proposal that would:

- a. require a new connection to the sewer network;
- b. involve significant increases to flows entering the sewer network; or
- c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);

will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.

##### Water Treatment Capacity

A proposal will be supported if:

- d. Anglian Water Services have indicated that they are satisfied that waste water flows from the proposal can be accommodated;
- e. the Environment Agency and Natural England are satisfied that the requirements of the Water Framework Directive and the Habitats Directive will not be compromised; and
- f. the Middle Level Commissioners or other internal drainage board will not object on the basis of flood risk in the system they manage, as may be applicable.

To achieve these requirements for proposals that would involve waste water flows to the Waste Water Treatment Works (WwTW) with constrained capacity identified in the Huntingdonshire Stage 2 Detailed Water Cycle Study interim treatment measures are likely to be required until a permanent solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for development to be phased.

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Water Framework Directive will not be compromised and the Middle Level Commissioners will not object on the basis of flood risk in the Middle Level system.

All proposals that would be served by the St Neots Waste Water Treatment Works will only be supported where a pre-development enquiry with Anglian Water Services to determine process capacity at the Waste Water Treatment Works has been sought.

A proposal at sites indicated by the Detailed WCS to have potentially limited sewer network capacity (Amber and Red), will only be supported where a pre-development enquiry with Anglian Water Services to determine upgrades needed has been sought.

Footnote: These documents will be available from Cambridgeshire County Council's website once finalised

**Table 6.8 - Appraisal of changes to policy LP 4: Waste Water Management**

Summary of changes: This policy has been changed by:	
<ul style="list-style-type: none"> <li>• Removal of sections on Flood Risk and Surface Water, these are in separate policies LP 09 and LP 14 respectively.</li> <li>• References to specific locations with constraints regarding waste water have been removed</li> <li>• To ensure flexibility to respond to changing circumstances this has been replaced by a new section related to the sewer network setting out the circumstances in which particular upgrade arrangements will need to be made with Anglian Water</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant as a large element of the policy has been removed to policy LP9. Additionally, guidance on sewer network capacity has been added to respond to all potential developments rather than just identifying waste water treatment works with short term capacity issues.	

**Table 6.9 - SA Appraisal of significant changes to policy LP 4: Waste Water Management**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 6: Flood Risk and Water Management		Appraisal of Significant Changes (Stage D) - LP4: Waste Water Management	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	A positive effect is considered likely because previously developed land is considered differently to greenfield land with the effect that a pdl site at the same flood risk as a greenfield site would be preferred.	N	This decision aiding question is no longer relevant as this SA Objective is directed at issues now addressed in policy LP9.
direct development away from waterways that are sensitive to changes in water quality? (SA2)	+	There is a specific requirement contained in the policy. The policy would also direct development to areas at least risk of flooding and therefore help to prevent flood water related impacts on water quality. It would also limit development in areas where the receiving waste water treatment works is at or nearing capacity and there are no solutions to dealing with waste water. This would therefore help protect all receiving waterways whether they were sensitive to changes in water quality or not.	N	This decision aiding question is no longer relevant as this SA Objective is directed at issues now addressed in policy LP9.



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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 6: Flood Risk and Water Management		Appraisal of Significant Changes (Stage D) - LP4: Waste Water Management	
	Effects	Commentary	Effects	Commentary
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	The policy contains specific requirements for development that would be served by several waste water treatment works that are at or nearing capacity.	+	The changes provide guidance for all developments relating to the sewer network and waste water treatment with a specific course of action set out to address potential developments in areas with insufficient waste water treatment capacity.
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The policy contains specific requirements for development to ensure that users and residents are not put at risk of flooding and that there is no transferred risk.	N	This decision aiding question is no longer relevant as this SA Objective is directed at issues now addressed in policy LP9.
protect, restore, create or enhance habitats? (SA5)	+	A positive effect is considered likely because habitats that are sensitive to changes in water quality or quantity should be protected. The requirements relating to the incorporation of SuDS has the potential to create or restore some types of habitat.	N	This decision aiding question is no longer relevant as this SA Objective is directed at issues now addressed in policy LP9.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Effects are uncertain because development will be directed away from areas of high flood risk which may lead to more development in landscapes where the character is sensitive. However it may lead to less development in landscapes where the character is sensitive and where there is high flood risk.	~	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy requires proposals to consider flood risk as set out in the Council's SFRA which includes consideration of how flood risk is likely to change with climate change. The policy could be more specific about considering the effects of climate change on flood risk.	N	This decision aiding question is no longer relevant as this SA Objective is directed at issues now addressed in policy LP9.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 3, 5 and 8. There are uncertain effects in relation to SA Objective 6. The policy should have the permanent effect of directing development to locations other than flood risk areas which is generally positive but there is a reliance on other policies to avoid other locations becoming over-developed.		The changes to this policy are considered significant due to the sub-division of the policy. A number of objectives are no longer relevant and appraisal is now contained in policy LP9.	

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### Spatial Planning Areas

#### Policy as originally appraised (Stage B)

##### Policy 8: Development in Spatial Planning Areas

Four Spatial Planning Areas (SPAs) have been defined in Huntingdonshire:

**Huntingdon Spatial Planning Area** is comprised of Huntingdon, Brampton and Godmanchester as well as the Strategic Expansion Location of Alconbury Weald (Footnote 1). Huntingdon is the primary settlement within this SPA.

**St Neots Spatial Planning Area** is comprised of St Neots and Little Paxton. St Neots is the primary settlement within this SPA.

**St Ives Spatial Planning Area** is comprised of St Ives (Footnote 2). St Ives is the primary settlement within this SPA.

**Ramsey Spatial Planning Area** is comprised of Ramsey and Bury (Footnote 3). Ramsey is the primary settlement within this SPA. [Query re Bury Holy Cross - not in as a small settlement any more unlike CS]

A series of sites are allocated for development in this plan in order to achieve the spatial strategy. In addition to these other proposals will be supported where they are in accordance with policies of this plan and the following requirements.

##### Residential Development

A proposal which includes housing, including residential institution uses (Footnote 4) or supported housing, will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

##### Economic Development

A proposal which includes economic development will be supported where it is appropriately located within the built-up area of an identified SPA settlement. An appropriate location for a retail, office, leisure or tourism accommodation scheme including 600m<sup>2</sup> or more of net floorspace will be determined through the application of the sequential approach set out in the National Planning Policy Framework (Footnote 5). Smaller schemes need not apply this approach. Where the proposal includes more than 600m<sup>2</sup> of net retail floorspace an impact assessment will need to be provided.

##### Other uses

A proposal which includes a non-residential institutional use (Footnote 6) or a tourism facility or attraction will be supported where it is appropriately located within the built-up area of an identified SPA settlement.

##### Mixed use development

A mix of uses will be supported where each use accords with the applicable requirements detailed above.

#### Policy appraised for significant changes (Stage D)

##### LP 5: Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above.

##### Development Proposals on Unallocated Sites

A proposal for development on a site not allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

##### *Residential Development*

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

##### *Business Development*

A proposal for business development (class 'B') will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy Established Employment Areas; a town centre, defined in policy Town Centre Vitality and Viability or the Alconbury Enterprise Zone.

##### *Main Town Centre Uses*

A proposal for a main town centre use, as defined in the Glossary, will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Outside a defined town centre a proposal including more than 600m<sup>2</sup> of net retail floorspace will need to be accompanied by an impact assessment as set out in the National Planning Policy Framework. A proposal will not be supported where it is likely to have a significant adverse impact.

##### *Other uses*

A proposal for a non-residential institutional use (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

##### *Mixed use development*

<p><b>Relationship of settlements within the Spatial Planning Area</b></p> <p>A proposal will not undermine the primacy of the primary settlement within the SPA or adversely affect the relationship between the settlements of the SPA whether this is through its scale or other impacts.</p> <p>Footnote 1: See Alconbury Weald (previously HU 29)  Footnote 2: Including the built-up area of the town which falls within the parish boundaries of Fenstanton, Hemingford Grey, Houghton and Wyton and Holywell cum Needingworth  Footnote 3: Including the built-up area of the town which falls within the parish boundary of Upwood  Footnote 4: Falling within Class C2 of the Use Classes Order (1987) as amended  Footnote 5: See NPPF paragraph 24  Footnote 6: Falling within Class D1 of the Use Classes Order (1987) as amended</p>	<p>A proposal which includes a mix of uses will be supported where each use accords with the applicable requirements detailed above.</p> <p><b>Relationship of settlements within a Spatial Planning Area</b></p> <p>A proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affects the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.</p>
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**Table 6.10 - Appraisal of changes to policy LP 5: Spatial Planning Areas**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Removal from the policy of the definitions of each spatial planning area for simplification</li> <li>• Clarification that the policy only addresses unallocated sites</li> <li>• Clearer guidance on business development and main town centre uses to ensure consistency with national policy</li> <li>• Deletion of reference to tourism facility or attraction as these will be considered under the appropriate category set out depending on the detailed nature of the proposal</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be of minor significance although they achieve closer consistency with national policy and provide greater clarity to guide investment decisions.</p>	

**Table 6.11 - SA Appraisal of significant changes to policy LP 5: Spatial Planning Areas**

Decision Aiding Questions Will it...	Original appraisal (Stage B) - Policy 8: Development in the Spatial Planning Areas		Appraisal of Significant Changes (Stage D) - LP 5: Spatial Planning Areas	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy supports development within the built-up areas of the SPAs which is more likely to be on previously developed land.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	+	The policy supports development within the built-up areas of the SPAs which is likely to be on non-agricultural land.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations where higher densities are appropriate? (SA1)	+	The policy supports development within the built-up areas of the SPAs where higher density is more likely to fit in with the existing townscape.	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original appraisal (Stage B) - Policy 8: Development in the Spatial Planning Areas		Appraisal of Significant Changes (Stage D) - LP 5: Spatial Planning Areas	
	Effects	Commentary	Effects	Commentary
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	Waste Water Treatment Works (WWTW) are located in all the SPAs. Policy 6 highlights waste water issues for proposed development served by some of the WWTWs.	+	The changes do not affect the appraisal in relation to this SA Objective
direct development to areas which are either well served by open space and publicly accessible green space or have the capacity to providing more open space and accessible green space? (SA4)	+	The policy directs growth to the SPAs which are accessible to strategic green space such as the Ouse Valley and Great Fen and may promote opportunities to access and supplement this.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy does not directly advocate response to townscape characteristics but this is addressed in other policies.	~	The changes do not affect the appraisal in relation to this SA Objective
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy supports the mix of housing and economic development where appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	+	This is implicit in the policy in that it directs development to the built-up areas of the SPAs.	+	The changes do not affect the appraisal in relation to this SA Objective
lead to development which would improve the choice and availability of cultural or social facilities? (SA13)	+	The policy supports development within the built-up areas of the SPAs where the greatest range of cultural and social facilities are available.	+	Preferred locations for all main town centre uses clarified potentially encouraging provision of cultural and social facilities within town centres.
promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The policy promotes growth by not imposing any upper limit on scale of development within the built-up area of SPAs. The policy is not tenure-specific so all forms of housing are covered.	+	The changes do not affect the appraisal in relation to this SA Objective
help reduce poverty and social exclusion for areas most affected? (SA15)	+	The policy helps to reduce poverty by encouraging economic development and reduces social exclusion by explicitly identifying residential institutions and supported housing.	+	The changes do not affect the appraisal in relation to this SA Objective
facilitate access to basic services? (SA17)	+	The policy supports development within the built-up areas of the SPAs which makes it more accessible for existing and potential residents and could increase	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original appraisal (Stage B) - Policy 8: Development in the Spatial Planning Areas		Appraisal of Significant Changes (Stage D) - LP 5: Spatial Planning Areas	
	Effects	Commentary	Effects	Commentary
		the range of services as a result of new development.		
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	By supporting both residential and economic development within the built-up area of the SPAs, the policy could help facilitate easy access to jobs (existing and potential)	+	The changes do not affect the appraisal in relation to this SA Objective
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment. Careful checking of the limits suggested in the policy is required.	+	The changes do not affect the appraisal in relation to this SA Objective.
help improve the availability of training and education opportunities? (SA20)	+	The policy supports non-residential use within the built-up areas of the SPA and this could include educational uses.	+	The changes do not affect the appraisal in relation to this SA Objective
reduce the need to travel? (SA21)	+	By supporting appropriate development within the built-up area of the SPAs, the policy facilitates greater opportunities for living and working in close proximity.	+	The changes do not affect the appraisal in relation to this SA Objective
match areas of growth to those with better or improving transport infrastructure? (SA21)	+	The policy supports growth within areas with reasonable public transport. Although decisions regarding transport infrastructure are taken outside of the Local Plan, current programmes and policies support the Spatial Planning Areas.	+	The changes do not affect the appraisal in relation to this SA Objective.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 4, 8, 10, 13, 14, 15, 17, 18, 19, 20, and 21. The policy does not directly respond to townscapes which is part of SA Objective 6. Measures to maximise the potential beneficial effects are likely to include careful checking to ensure that limits to economic development are appropriately defined, and making sure that the plan is up to date to reflect proposals for improving transport infrastructure. Most of the impacts will be permanent for the lifetime of the development delivered. The effects of some will be felt immediately, for instance on SA1 by reducing the need to permit development elsewhere, the effects of others will grow more gradually but may last longer, for instance SA18.		The changes are not significant with the only aspects changing relating to main town centres uses and social/ cultural facilities.	

# 6 Stage D: Consultation and development of the plan

## Key Service Centres

### Policy as originally appraised (Stage B)

#### Policy 9: Development in Key Service Centres

Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley are defined as Key Service Centres. Following redevelopment of the airfields Alconbury Weald and Wyton-on-the-Hill will also be considered to be Key Service Centres.

A series of specific sites are allocated in this Local Plan in order to maintain and promote sustainable growth within the Key Service Centres. In addition to these, sustainable development proposals located within a Key Service Centre will be acceptable where they are in accordance with other policies of this Local Plan and the following criteria.

#### Residential Development

A housing scheme, including a residential institution (Footnote 1) and supported housing, will be supported where it is appropriately located within the built-up area of the Key Service Centre.

An enabled exceptions proposal, including housing, which is appropriately located within or adjacent to the built-up area of the Key Service Centre will be supported where it accords with the criteria set out in Policy 3 'Enabled Exceptions'.

#### Employment development

An employment scheme will be supported where it is appropriately located within the built-up area of the Key Service Centre, excluding a proposed office development in excess of 600m<sup>2</sup>.

#### Town Centre uses

A retail, office, leisure or tourism accommodation scheme including 600m<sup>2</sup> or less of net floorspace will be supported where it is appropriately located within the built-up area of the Key Service Centre where the scale and type of development proposed is directly related to the role and function of the locality.

#### Other Uses

A non-residential institution (Footnote 2) or tourism facility or attraction will be supported where it is appropriately located within the built-up area of the Key Service Centre.

#### Mixed Use development

A mix of uses will be supported where each use accords with the specific requirements detailed above.

Footnote 1: Falling within Class C2 of the Use Classes Order (1987) as amended

Footnote 2: Falling within Class D1 of the Use Classes Order (1987) as amended

### Policy appraised for significant changes (Stage D)

#### LP 6: Key Service Centres

Each Key Service Centre to which this policy applies is defined above.

#### Development Proposals within the Built-up Area

A proposal for development on a site in addition to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.

#### Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported through policies 'Community Planning Proposals' and 'Housing on Land well-related to a Built-up Area' where it will deliver community benefits or help to meet local housing needs.



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**Table 6.12 - Appraisal of changes to policy LP 6: Service Centres**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Removal from the policy of the definitions of each key service centre for simplification</li> <li>• Clarification that the policy only addresses unallocated sites</li> <li>• Substantial simplification of the guidance on acceptable forms of development eliminating duplication with other policies</li> <li>• Addition of guidance on development proposals on land well-related to the built up area.</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they facilitate consistency, remove duplication and provide clarification.</p>	

**Table 6.13 - SA Appraisal of significant changes to policy LP 6: Service Centres**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 9: Development in Key Service Centres		Appraisal of Significant Changes (Stage D) - LP 6: Service Centres	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy supports development within the built-up areas of the KSCs which is more likely to be on previously developed land.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA 1)	+	The policy supports development within the built-up areas of the KSCs which is likely to be on non-agricultural land.	+	The changes do not affect the appraisal in relation to this SA Objective.
promote development in locations where higher densities are appropriate? (SA1)	+	The policy supports development within the built-up areas of the KSCs where higher density is more likely to fit in with the existing townscape.	+	The changes do not affect the appraisal in relation to this SA Objective.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Waste Water Treatment Works (WWTW) are located in all the KSCs. Policy 6 highlights waste water issues for proposed development served by some of the WWTWs.	~	The changes do not affect the appraisal in relation to this SA Objective.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	~	Levels of open space and publicly accessible green space vary between different KSCs. All have the potential to provide more.	~	The changes do not affect the appraisal in relation to this SA Objective.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on landscape but design issues are addressed elsewhere.	~	The changes do not affect the appraisal in relation to this SA Objective.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on townscape but design issues are addressed elsewhere.	~	The changes do not affect the appraisal in relation to this SA Objective.



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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 9: Development in Key Service Centres		Appraisal of Significant Changes (Stage D) - LP 6: Service Centres	
	Effects	Commentary	Effects	Commentary
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy supports the mix of housing and economic development where appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective.
promote the retention of the quiet rural character of the district? (SA10)	+	This is implicit in the policy in that it directs development to the built-up areas of the KSCs.	+	The changes do not affect the appraisal in relation to this SA Objective
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	~	Policy allows for such development within the existing built-up area of a KSC.	~	The changes do not affect the appraisal in relation to this SA Objective
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy allows for residential growth within the built-up area of a scale where housing to meet needs could be incorporated. The policy is not tenure-specific so all forms of housing are covered.	+	The changes provide direction on how development proposals on land outside the built up area should be considered which are intended to promote affordable housing provision and community facilities.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	The policy helps to reduce poverty by encouraging economic development and reduces social exclusion by explicitly identifying residential institutions and supported housing.	+	The changes provide direction on how development proposals on land outside the built up area should be considered which are intended to promote affordable housing provision and community facilities.
facilitate access to basic services? (SA17)	+	Policy encourages growth in locations which have access to basic services.	+	The changes do not affect the appraisal in relation to this SA Objective.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	By supporting both residential and economic development within the built-up area of the KSC, the policy could help facilitate easy access to jobs (existing and potential).	+	The changes do not affect the appraisal in relation to this SA Objective.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment.	+	The changes do not affect the appraisal in relation to this SA Objective.
help improve the availability of training and education opportunities? (SA20)	~	The policy supports non-residential use within the built-up areas of the KSCs and this could include educational uses.	~	The changes do not affect the appraisal in relation to this SA Objective
reduce the need to travel? (SA21)	~	KSCs offer less opportunities to reduce the need to travel than in SPAs but provide a limited range of local facilities.	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 9: Development in Key Service Centres		Appraisal of Significant Changes (Stage D) - LP 6: Service Centres	
	Effects	Commentary	Effects	Commentary
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	All KSCs have reasonable public transport although frequency varies. Although decisions regarding transport infrastructure are taken outside of the Local Plan, current programmes and policies support key service centres to varying degrees.	~	The changes do not affect the appraisal in relation to this SA Objective.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 8, 10, 14, 15, 17, 18 and 19. The effects are unclear with regards to SA Objectives 2, 4, 6, 13, 20 and 21. The lack of clarity stems from the varying suitability of the key service centres for development. This lack of clarity is likely to be only temporary as the effect of development in these areas will become clearer over time. The positive effects identified are likely to be permanent.		There are few significant changes in terms of the appraisal against the various objectives as the revised policy sets out the same intent but in a simplified form.	

# 6 Stage D: Consultation and development of the plan

## Small Settlements

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 10: Development in Small Settlements</b></p> <p>The following places are defined as Small Settlements:</p> <p>Abbotsley, Abbots Ripton, Alconbury, Alconbury Weston, Alwalton, Bluntisham, Brington, Broughton, Buckworth, Bythorn, Catworth, Chesterton, Colne, Conington, Covington, Diddington, Earith, Easton, Ellington, Elton, Farcet, Folksworth, Glatton, Grafham, Great Gidding, Great Gransden, Great Paxton, Great Raveley, Great Staughton, Great Stukeley, Hail Weston, Hamerton, Hemingford Abbots, Hemingford Grey, Hilton, Holme, Holywell, Houghton and Wyton, Keyston, Kings Ripton, Leighton Bromswold, Little Stukeley, Molesworth, Needingworth, Offord Cluny, Offord D'Arcy, Oldhurst, Old Weston, Perry, Pidley, Pondersbridge (part)(Footnote 1), Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Mary's, Southoe, Spaldwick, Stibbington, Stilton, Stonely, Stow Longa, Tilbrook, Upton, Upwood, Wansford (part)(Footnote 2), Waresley, Water Newton, Winwick, Wistow, Woodhurst, Woodwalton, Wyton-on-the-Hill(Footnote 3), and Yelling.</p> <p>A proposal which is located within the built-up area of a Small Settlement will be considered on individual sustainability merits and taking into account whether it is in accordance with other policies of this Local Plan. Sustainability will be considered on issues including:</p> <ol style="list-style-type: none"> <li>the availability of services;</li> <li>the availability of sustainable modes of transport; and</li> <li>the efficient use of land and existing infrastructure</li> </ol> <p>Footnote 1: The greater part of this settlement lies within the neighbouring authority of Fenland  Footnote 2: The greater part of this settlement lies within the neighbouring authority of Peterborough  Footnote 3: Land adjoining Wyton-on-the-Hill is allocated as a strategic expansion location; once this development is implemented the expanded settlement will attain the status of a Key Service Centre.</p>	<p><b>LP 7: Small Settlements</b></p> <p>Each Small Settlement to which this policy applies is defined above.</p> <p><b>Development Proposals within the Built-up Area</b></p> <p>A proposal that is located within a built-up area of a Small Settlement will be supported where the scale and location of the proposal is sustainable in terms of the:</p> <ol style="list-style-type: none"> <li>availability of services and existing infrastructure;</li> <li>opportunities for users of the proposed development to travel by sustainable modes;</li> <li>effect on the character of the immediate locality and the settlement as a whole.</li> </ol> <p><b>Development Proposals on Land well-related to the Built-up Area</b></p> <p>A proposal for development on land well-related to the built-up area may be supported through policies Community Planning Proposals and Housing on Land well-related to a Built-up Area where it will deliver community benefits or help to meet local housing needs.</p>

**Table 6.14 - Appraisal of changes to policy LP 7: Small Settlements**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Removal from the policy of the definitions of each small settlement for simplification</li> <li>Substantial simplification of the guidance on acceptable forms of development eliminating duplication with other policies</li> <li>Inclusion of a criterion on the effect on the character of the immediate locality and the settlement as a whole</li> <li>Addition of guidance on development proposals on land well-related to the built up area.</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are considered to be significant because they facilitate consistency, remove duplication and provide clarification. The additional criterion may affect how the policy is applied.</p>	

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**Table 6.15 - SA Appraisal of significant changes to policy LP 7: Small Settlements**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 10: Development in Small Settlements		Appraisal of Significant Changes (Stage D) - LP 7: Small Settlements	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be previously developed.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	The policy seeks to limit development to locations within the built-up areas of small settlements. However, small settlements may be located on high agricultural grade land. In practice such land would be of less use for agriculture than similar land outside the built-up area.	~	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations where higher densities are appropriate? (SA1)	~	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be appropriate for higher density development. It also seeks the efficient use of land. The loose-knit character of many small settlements means that higher densities will not always be the appropriate. Impact is therefore uncertain.	~	The changes do not affect the appraisal in relation to this SA Objective
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Water treatment capacity for small settlements may not be able to be added to in as cost effective way as for larger settlements. The policy implicitly recognises this by directing development to larger settlements.	~	The changes do not affect the appraisal in relation to this SA Objective
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	The policy seeks to limit development to locations within the built-up areas of small settlements which are more likely to be either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The policy does not deal with landscape which is dealt with in a separate policy. However the effect on landscape character is expected to be one of the issues in addition to the three particularly noted in the policy, when considering proposals for development in small settlements and could be added to this list.	+	Effect on character of the surroundings has been added, this changes the effect to a positive one.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy seeks to limit development to locations within the built-up areas of small settlements. It also seeks the efficient use of land. These requirements mean that responding to townscape character would be important but the policy does not specifically state any requirements in that regard. Responding to townscape character is covered by Policy 13: Quality of Design, which is appraised below.	+	Effect on character of the settlement and surroundings has been added, this changes the effect to a positive one.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 10: Development in Small Settlements		Appraisal of Significant Changes (Stage D) - LP 7: Small Settlements	
	Effects	Commentary	Effects	Commentary
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	The policy seeks to limit development to locations within the built-up areas of small settlements. It also states that the availability of services will be taken into account. This should help minimise the need to travel, although it is not specifically related to co-locating housing and employment. Larger proposals are implicitly directed to the SPAs where travel is more likely to be minimised.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	+	The policy seeks to limit development to locations within the built-up areas of small settlements. This should limit development in the countryside and therefore help protect the quiet rural character of the district	+	The changes do not affect the appraisal in relation to this SA Objective
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	By seeking to locate all development within the built-up area of small settlements this policy would have the indirect effect of improving the choice and availability of cultural or social activities as such uses would be directed to the built-up area along with other proposals for new homes for example. The built-up area is also where most existing cultural or social activities are located, although most small settlements have few if any such activities available.	+	The changes provide direction on how development proposals on land outside the built up area should be considered which are intended to promote affordable housing provision and community facilities.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	~	It is uncertain whether the policy would have any effect on promoting growth in the provision of housing to meet needs as the policy does not specifically address this point. The policy could be amended to include consideration of the extent to which proposals meet housing needs or provide for a range of different sized homes, reflecting the SHMA.	+	The changes provide direction on how development proposals on land outside the built up area should be considered which are intended to promote affordable housing provision and community facilities.
facilitate access to basic services? (SA17)	+	The built-up area is where most existing services are located, although most small settlements have few if any such services available. The policy also states that the availability of services is something that will be considered when deciding whether to approve proposals.	+	The changes do not affect the appraisal in relation to this SA Objective
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	~	As opportunities for growth, whether it is population or employment, are limited in small settlements it is uncertain whether this policy would have any impact on co-location.	~	The changes do not affect the appraisal in relation to this SA Objective
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	~	Small settlements are unlikely to be a focus for business growth. Limiting development in small settlements as proposed will help maintain the overall attractiveness of Huntingdonshire. It is impossible to say how much this affects the view of Huntingdonshire as a business location or affects decisions on inward investment.	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 10: Development in Small Settlements		Appraisal of Significant Changes (Stage D) - LP 7: Small Settlements	
	Effects	Commentary	Effects	Commentary
reduce the need to travel? (SA21)	~	By seeking to locate all development within the built-up area of small settlements this policy would have the effect of reducing the need to travel as the built-up area is where most existing basic services are located. However most small settlements have few if any such services available so there would still be some need to travel to larger settlements to access services and so the impact is limited.	~	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10, 13 and 17. The effects of the policy are uncertain in relation to part of SA Objective 1 and SA Objectives 2, 6, 14, 18, 19 and 21. Measures suggested to improve the policy include adding consideration of the extent to which proposals meet housing needs or provide for a range of different sized homes, and adding specific reference to the surrounding landscape. The positive effects will be permanent for the lifetime of the development delivered and will be felt immediately, for instance by reducing the need to permit development elsewhere.		The changes have brought about several positive effects regarding consideration of surrounding landscape and character and facilitating access to affordable housing and community facilities.	

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## The Countryside

**NB: This is a new policy so has not been appraised previously.**

### LP 8: The Countryside

Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

All development in the countryside must:

- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
  - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
  - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
- b. protect the intrinsic character and beauty of the countryside; and
- c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

**Table 6.16 - SA Appraisal of policy LP 8: The Countryside**

Decision Aiding Questions Will it...	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA 1)	+	The policy seeks to protect the intrinsic character and beauty of the countryside, which is considered to have the effect of directing development to previously developed sites.
promote development in locations that are grade 3 agricultural land or lower (including urban land and non-agricultural) in preference to higher grades? (SA 1)	+	The policy requires the avoidance of the best and most versatile agricultural land (grades 1 to 3a) where possible and grade 1 unless there are exceptional circumstances where the benefits significantly outweigh the loss. This is considered to be a good level of protection that responds to the high proportion of land that is grades 1 to 3 in the district. Any more stringent avoidance could significantly limit the potential for development that would otherwise be considered sustainable.
promote development in locations where higher densities are appropriate? (SA1)	+	By restricting development in the countryside this policy is considered to have a potentially beneficial impact in terms of directing development to locations where high densities are appropriate as such areas are likely to be in the towns and larger villages in th district and not in the countryside.
protect, restore, create or enhance habitats? (SA 5)	~	The policy does not directly state that it aims to promote conservation of species, however by restricting development in the countryside this policy is considered to have a potentially beneficial, although limited, impact for biodiversity habitats.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The policy seeks to protect the intrinsic character and beauty of the countryside, which is considered to have a potentially positive impact in terms of promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types. However the policy makes no specific provision with regards to landscape character so the impact is considered to be limited.
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	~	The policy requires development to not give rise to, inter alia, other impacts that would adversely affect the use and enjoyment of the countryside by others. Although not specifically identified this is



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Decision Aiding Questions Will it...	Effects	Commentary
		considered to potentially help limit air pollution, in combination with the general restriction on development in the countryside. However, this is likely to be limited at best.
promote the retention of the quiet rural character of the district? (SA10)	+	The policy states that development will be supported if it does 'not give rise to noise...that would adversely affect the use and enjoyment of the countryside by others', which is considered to have a positive impact.
reduce the need to travel? (SA21)	+	By generally restricting development in the countryside it is considered that this policy would have a positive effect as development would be directed to towns and villages where employment and day to day facilities are readily available which would limit the need for people to travel.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects in regards to SA Objectives 1, 10 and 21. It also has some limited positive effects in regards to SA Objectives 5, 6 and 9. Most of the effects will be enduring and immediate. The policy could potentially be more effective if it specifically included criteria relating to biodiversity and air pollution, however these topics are considered to be adequately addressed through policies LP 30 Biodiversity and Geodiversity and LP 37 Air Quality respectively.</p>		

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## Flood Risk and Surface Water Management

### Policy as originally appraised (Stage B)

#### Policy 6: Flood Risk and Surface Water Management

##### Flood Risk

A proposal will be supported where:

- a. it is located in an area that is not at risk of flooding with reference to the Environment Agency and the council's Strategic Flood Risk Assessment (SFRA), unless a Sequential Test, and if necessary an Exception Test, as set out in the NPPF's technical guidance on flood risk, prove the development is acceptable;
- b. suitable flood protection/ mitigation measures can be agreed as appropriate to the level and nature of flood risk and satisfactorily implemented and maintained;
- c. there will be no increase in the risk of flooding for properties elsewhere, e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas, unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained.

##### Surface Water

A proposal will be supported where:

- a. sustainable drainage systems (SuDS) are incorporated in accordance with the Cambridgeshire SuDS Design and Adoption Manual and the Cambridgeshire SuDS Handbook (forthcoming)(Footnote) or successor documents to the satisfaction of Cambridgeshire County Council as SuDS approval body and considered comprehensively with water efficiency measures;
- b. the standing advice of the appropriate Internal Drainage Board and the Middle Level Commissioners has been taken into account for the proposal if surface water would drain to an Internal Drainage Board area; and
- c. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources by incorporating appropriate measures to help achieve the strategic aim of reducing impact and risks to the quality and quantity of water resources and to help meet the objectives of the Water Framework Directive.

##### Waste Water

All proposals that would be served by the Brampton and St Ives Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at these Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the Water Framework Directive will not be compromised.

### Policy appraised for significant changes (Stage D)

#### LP 9: Flood Risk

##### Location of development

A proposal will only be supported where flood risk has been addressed such that:

- a. the sequential test and, if necessary, the exception test as detailed in the National Planning Practice Guidance with reference to the [Cambridgeshire Flood and Water Supplementary Planning Document \(SPD\)](#) are applied and passed, including consideration of the impact of climate change;
- b. development has been sequentially located within the site to avoid flood risk;
- c. all reasonable opportunities to reduce overall flood risk have been taken;
- d. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies; and
- e. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

##### Site-specific flood risk assessments

On a site that is at risk of flooding from any source, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:

- f. in the Cambridgeshire Flood and Water SPD or successor documents;
- g. by the Environment Agency;
- h. by Cambridgeshire County Council, as Lead Local Flood Authority; and
- i. by the Middle Level Commissioners or internal drainage boards, as may be applicable.

##### Managing flood water

Where a proposal is considered to be acceptable within the 1% Annual Exceedance Probability flood extent (flood zone 2), including an allowance for climate change for the lifetime of the development, the development must not result in a net loss of flood storage capacity.

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<p>All proposals that would be served by the Ramsey Waste Water Treatment Works will only be supported where both the Environment Agency and Anglian Water Services have indicated that they are satisfied that waste water from the proposal can be accommodated either within the limits of capacity at that Waste Water Treatment Works or by sufficient capacity being made available and the requirements of the Water Framework Directive will not be compromised and the Middle Level Commissioners will not object on the basis of flood risk in the Middle Level system.</p> <p>All proposals that would be served by the St Neots Waste Water Treatment Works will only be supported where a pre-development enquiry with Anglian Water Services to determine process capacity at the Waste Water Treatment Works has been sought.</p> <p>A proposal at sites indicated by the Detailed WCS to have potentially limited sewer network capacity (Amber and Red), will only be supported where a pre-development enquiry with Anglian Water Services to determine upgrades needed has been sought.</p> <p>Footnote: These documents will be available from Cambridgeshire County Council's website once finalised</p>	<p>Where a proposal would result in a change in building footprint within the flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to provide floodplain betterment.</p> <p>Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume of the floodplain storage is not reduced.</p>
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**Table 6.17 - Appraisal of changes to policy LP 9: Flood Risk**

<p>Summary of changes: This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Removal of the section on waste water to policy LP4.</li> <li>• Highlighting the need for consistency with national guidance regarding sequential and exception testing of site suitability</li> <li>• Removal of reference to Cambridgeshire as a SuDS approval authority and its SuDS handbook as this has not happened and replacement with reference to the Cambridgeshire Flood and Water SPD or successor documents</li> <li>• Enhanced reference to overall flood risk regardless of source negating the need for separate guidance on surface water flooding</li> <li>• Introduction of specific guidance on site specific flood risk assessments</li> <li>• Introduction of specific guidance on managing flood water</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because there is more specific guidance on assessing the suitability of a development proposal relating to flood risk, county-wide guidance has been introduced and specific guidance added on flood risk assessments and managing flood water</p>	

**Table 6.18 - SA Appraisal of significant changes to policy LP 9: Flood Risk and Surface Water Management**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 6: Flood Risk and Surface Water Management		Appraisal of Significant Changes (Stage D) - LP 9: Flood Risk	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	A positive effect is considered likely because previously developed land is considered differently to greenfield land with the effect that a pdl site at the same flood risk as a greenfield site would be preferred.	+	The changes do not affect the appraisal in relation to this SA Objective
direct development away from waterways that are sensitive to	+	There is a specific requirement contained in the policy. The policy would also direct development to areas at least risk of flooding and	+	The changes provide direction to detailed locally specific flood and water guidance. The changes provide more specific guidance on sequential testing

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 6: Flood Risk and Surface Water Management		Appraisal of Significant Changes (Stage D) - LP 9: Flood Risk	
	Effects	Commentary	Effects	Commentary
changes in water quality? (SA2)		therefore help to prevent flood water related impacts on water quality. It would also limit development in areas where the receiving waste water treatment works is at or nearing capacity and there are no solutions to dealing with waste water. This would therefore help protect all receiving waterways whether they were sensitive to changes in water quality or not.		to focus development in areas at least risk of flooding and therefore helps to prevent flood water related impacts on water quality.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	The policy contains specific requirements for development that would be served by several waste water treatment works that are at or nearing capacity.	N	Decision aiding question is no longer considered to have a relationship with the policy
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The policy contains specific requirements for development to ensure that users and residents are not put at risk of flooding and that there is no transferred risk.	+	The changes provide more detailed guidance specifically to achieve this objective through inclusion of reference to sequential and exceptions testing of site suitability and addition of guidance on flood risk management.
protect, restore, create or enhance habitats? (SA5)	+	A positive effect is considered likely because habitats that are sensitive to changes in water quality or quantity should be protected. The requirements relating to the incorporation of SuDS has the potential to create or restore some types of habitat.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Effects are uncertain because development will be directed away from areas of high flood risk which may lead to more development in landscapes where the character is sensitive. However it may lead to less development in landscapes where the character is sensitive and where there is high flood risk.	~	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy requires proposals to consider flood risk as set out in the Council's SFRA which includes consideration of how flood risk is likely to change with climate change. The policy could be more specific about considering the effects of climate change on flood risk.	+	The changes now include specific reference to considering the impact of climate change and managing flood risk to ensure no reduction in flood water storage capacity.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 3, 5 and 8. There are uncertain effects in		The changes are significant in that the simplified policy provides far clearer focus on flood risk issues highlighting the imperative of sequential and exception	

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 6: Flood Risk and Surface Water Management		Appraisal of Significant Changes (Stage D) - LP 9: Flood Risk	
	Effects	Commentary	Effects	Commentary
		relation to SA Objective 6. The policy should have the permanent effect of directing development to locations other than flood risk areas which is generally positive but there is a reliance on other policies to avoid other locations becoming over-developed.		testing and flood risk management. These should enhance its beneficial effects.

### Requiring Good Design

**6.36** This section looks at the changes made to policies within Chapter 5: Requiring Good Design. Policies in this chapter are:

LP 10: Design Context  
LP 11: Design Implementation  
LP 12: Strategic Placemaking  
LP 13: Amenity  
LP 14: Surface Water  
LP 15: Sustainable Travel  
LP 16: Parking Provision

### Design Context

**NB: This is a new policy so has not been appraised previously.**

#### LP 10: Design Context

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's [Huntingdonshire Design Guide SPD \(2017\)](#), the [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) or successor documents and applicable [conservation area character statements](#). A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

**Table 6.19 - SA Appraisal of policy LP 10: Design Context**

Decision Aiding Questions Will it...	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA 1)	+	The policy advocates design solutions which contribute positively to the location which could facilitate redevelopment of previously developed land.
promote development in locations where higher densities are appropriate? (SA 1)	+	The policy advocates design solutions which contribute positively to the location which could facilitate higher densities where appropriate.
protect, restore, create or enhance habitats? (SA 5)	~	The policy does not directly state that it aims to promote conservation of species, however it does require design to take account of the natural environment so this policy is considered to have a potentially beneficial, although limited, impact for biodiversity habitats.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA 6)	+	The policy seeks to ensure that development is designed in such a way that it recognises and responds to the valued characteristics of landscape character types.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA 6)	+	The policy seeks to ensure that development is designed in such a way that it recognises and responds to the valued characteristics of existing townscapes.
promote development which preserves and enhances the district's heritage? (SA 7)	~	The policy does not directly state that it aims to promote the protection of heritage assets, however it does require design to take account of the historic environment and to have regard to relevant conservation area character statements so this policy is considered to have a potentially beneficial, although limited, impact for heritage assets.
promote actions to tackle climate change both through adaptation and mitigation? (SA 8)	~	The policy does not directly state that it aims to promote actions to tackle climate change. However, the policy requires development to be designed taking account of its context and applying the guidance of the Huntingdonshire Design Guide, which contains relevant guidance on tackling climate change so this policy is considered to have a potentially beneficial, although limited, impact for tackling climate change.
promote the retention of the quiet rural character of the district? (SA10)	+	The policy requires development to be designed taking account of its context and the character of the surrounding area which should result in the quiet rural character of the district being retained.



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Decision Aiding Questions Will it...	Effects	Commentary
promote a reduction in levels of crime or the fear of crime? (SA 16)	~	The policy does not directly state that it aims to promote a reduction in levels of crime. However, the policy requires development to be designed taking account of its context and applying the guidance of the Huntingdonshire Design Guide, which contains relevant guidance on addressing crime so this policy is considered to have a potentially beneficial, although limited, impact for tackling crime.
facilitate access to basic services? (SA 17)	~	The policy does not directly state that it aims to facilitate access to basic services. However, the policy requires development to be designed taking account of its context to facilitate well designed places, which would include good access to services so this policy is considered to have a potentially beneficial, although limited, impact for facilitate access to basic services.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects in regards to SA Objectives 1, 6, 10 and 17. It also has some limited positive effects in regards to SA Objectives 5, 7, 8, 16 and 17. Most of the effects will be enduring and immediate. There are considered to be no improvements that could be made to the policy to improve its effectiveness as the policy works with others (particularly .Design Implementation).</p>		

### Design Implementation

#### Policy as originally appraised (Stage B)

##### Policy 13: Quality of Design

A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context. A proposal will need to have regard to the Huntingdonshire Design Guide SPD (2007) (Footnote 1), Huntingdonshire Landscape and Townscape Assessment SPD (2007) (Footnote 2) and the Cambridgeshire Design Guide (2007) or successor documents and:

- a. provide a strong sense of place through a design solution which reflects the surroundings and in the case of large scale proposals (Footnote 3) through a masterplan which identifies how the place will develop;
- b. contribute positively to the local character, appearance, form and pattern of development through sensitive siting, scale, massing, form and arrangement of new development and use of colour and materials;
- c. include high quality hard and soft landscaping and boundary treatments so that there is a distinctive environment for the development and to help integration with adjoining landscapes;
- d. respect and respond appropriately to the distinctive qualities of the surrounding landscape, and avoid the introduction of incongruous and intrusive elements into views. Where harm to local landscape character as a result of necessary development is unavoidable, appropriate mitigation measures will be required;
- e. have regard to other relevant advice that promotes high quality design or that details the quality or character of the surroundings including, but not limited to, conservation area character statements, neighbourhood development plans, village design statements, parish plans, urban design frameworks, design briefs, master plans and national guidance; and
- f. engage positively with independent Design Review during the pre-application stage, implementing recommendations from the process.

##### Residential Development

A proposal for homes, including conversions and subdivisions that creates new homes, will be expected to use the criteria of the 'Building for Life' standard (Footnote 4) or equivalent successor standards in order to achieve high quality development.

A proposal including 10 or more homes will be expected to meet as a minimum the 'Building for Life' Silver (Good) Standard, or an equivalent in a successor or equivalent standard. Where there are significant constraints to meeting this standard they should be detailed in the design and access statement for the proposal.

As part of meeting the needs of our ageing population and those of people with disabilities a proposal that includes 10 or more homes will be expected to comply with the Lifetime Neighbourhood standards or successor standards(Footnote 5).

#### Policy appraised for significant changes (Stage D)

##### Policy LP11: Design Implementation

New development and advertisements will be expected to be well designed based upon a thorough understanding of the site's context, delivering attractive, usable and durable buildings and spaces. A proposal will be supported, therefore, where it can be demonstrated that it:

- a. contributes positively to the area's character and identity;
- b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape;
- c. creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas
- d. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
- e. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites;
- f. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- g. provides recognisable and understandable places, routes and points of reference;
- h. promotes a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
- i. creates development that will function well and is safe and secure to use;
- j. makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation for water efficiency, as set out in [Approved Document G](#) and non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum;
- k. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
- l. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;
- m. successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised; and
- n. implements a cohesive design through the use of a limited palette of quality, durable materials with an

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Footnote 1: Available from the council's website  
 Footnote 2: Available from the council's website  
 Footnote 3: Proposals that consist of 50 or more homes, 2,500m<sup>2</sup> net floorspace or 2ha total land area  
 Footnote 4: Available on the Design Council CUBE website  
 Footnote 5: See the Lifetime Homes website

attention to detail particularly where different elements and materials meet.

**Table 6.20 - Appraisal of changes to Policy LP11: Design Implementation**

This policy has been changed by: <ul style="list-style-type: none"> <li>• Being refocused to remove reference to other guidance and provide a direct series of more specific criteria for consideration of a development proposal</li> <li>• Deletion of reference to the 'Building for Life' standard</li> <li>• Inclusion of reference to Building Control and BREEAM standards for energy and water efficiency</li> <li>• Removal of distinct guidance for residential development</li> <li>• Removal of requirement for independent design review</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because the requirement to follow design guidance will have an impact on subsequent development.	

**Table 6.21 - SA Appraisal of significant changes to policy LP 17: Quality of Design**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 13: Quality of Design		Appraisal of Significant Changes (Stage D) - LP11: Design Implementation	
	Effects	Commentary	Effects	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	Policy advocates design solutions which contribute positively to the location which could facilitate higher densities where appropriate.	+	The changes facilitate design reflecting the site's character and context and provision of a mix of buildings which could facilitate higher densities where appropriate.
promote a reduction in water consumption? (SA2)	+	Policy endorses use of Building for Life standards which encourage water efficient design.	+	The changes include national standards which seeks water efficient design for all building types.
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	~	Policy requires high quality landscaping treatments which may involve publicly accessible open space.	+	The changes specifically require clearly defined, inclusive, usable, safe and enjoyable public open space.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	Primary purpose of policy is to encourage high quality, distinctive design which responds to its local context.	+	The changes provide more specific criteria to guide this key aspect of the policy.
improve the quality of urban, architectural and landscape design? (SA6)	+	Primary purpose of policy is to encourage high quality, distinctive design.	+	The changes provide more specific criteria to guide this key aspect of the policy.
seek to minimise the potential adverse visual effects of development? (SA6)	+	Provision of high quality, well landscaped development will achieve this.	+	The changes provide more specific criteria to guide this key aspect of the policy.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 13: Quality of Design		Appraisal of Significant Changes (Stage D) - LP11: Design Implementation	
	Effects	Commentary	Effects	Commentary
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	N	Not appraised at Stage B	+	The changes do not refer to heritage assets specifically but provide guidance for all development proposals to ensure they contribute positively to the area's character, integrate with adjoining buildings and avoid the introduction of incongruous and/or intrusive elements.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Adherence to Building for Life standards will produce developments with lower carbon footprints.	+	The changes include updated national guidance which seeks water and energy efficient design for all building types.
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	Adherence to Building for Life standards will facilitate developments with lower energy requirements and may incorporate use of renewable technologies.	~	The changes include updated national guidance which seeks energy efficient design for all building types and may incorporate use of renewable technologies.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	Adherence to Building for Life standards will facilitate developments with improved accessibility.	+	The changes encourage a mix of building types and uses and promote accessibility and permeability for all emphasising the need for places to connect and be easy to move through.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 2, 6 and 8. Uncertain effects are identified for SA Objective 4 and part of SA Objective 8. The positive effects have potential to be felt immediately once sites are developed and will last for the lifetime of the use. The effects for SA8 will remain beyond the lifetime of the development.		The changes reflect improved national guidance on water and energy efficiency potentially improving its beneficial effects. More specific guidance is provided on many elements potentially improving their positive effects.	

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## Strategic Placemaking

**NB: This is a new policy so has not been appraised previously.**

### LP 12: Strategic Placemaking

A proposal for large scale development, defined in the Glossary, will be expected to be supported by a masterplanning process. Such processes should include testing of options and objective reasoning for arriving at the selected approach. Outputs from the process will include a strategy for how good design is to be achieved, including the general layout and scale of development and the design principles that will need to be applied.

The masterplanning process for a large scale major development, defined in the Glossary, will be expected to include production of a design code.

Where a proposal is to be accompanied by a masterplan or design code the applicant will be expected to engage positively with independent design review at an early stage and to implement recommendations from the process.

**Table 6.22 - SA Appraisal of policy LP 12: Strategic Placemaking**

Decision Aiding Questions Will it...	Effects	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	The policy is specifically intended to secure large scale comprehensive design solutions through masterplanning or design codes which are considered likely to help ensure that densities, including higher densities, are appropriate for the location.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy is likely to encourage high quality, distinctive design which responds to its local context and is consistent across larger development schemes.
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy is likely to encourage high quality, distinctive design which responds to its local context and is consistent across larger development schemes.
seek to minimise the potential adverse visual effects of development? (SA6)	+	The approach necessary as part of effective masterplanning required by this policy is considered to be an effective way of minimising the potential adverse visual effects of development for large scale proposals.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Effective masterplanning can help ensure that actions to tackle climate change are applied consistently across larger developments.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6 and 8. The policy was developed as a result of work on other design policies and was specifically intended to set requirements for larger developments, reflecting current practice. In this regard it specifically complements policies LP 10 and LP 11.</p>		

### Amenity

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 15: Ensuring a High Standard of Amenity</b></p>	<p><b>Policy LP 13: Amenity</b></p>
<p>A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will therefore be expected to demonstrate how it addresses:</p>	<p>A proposal will be supported where a high standard of amenity is provided for all users and residents of the proposed development and the surrounding uses. A proposal will therefore be expected to ensure:</p>
<ol style="list-style-type: none"> <li>a. availability of daylight and sunlight, particularly the amount of natural light entering homes, the effects of overshadowing and the need for artificial light;</li> <li>b. the design and separation of buildings with regard to the potential for overlooking causing loss of privacy and resultant physical relationships and whether they could be considered to be oppressive or overbearing;</li> <li>c. the predicted internal and external levels, timing, duration and character of noise;</li> <li>d. the potential for adverse impacts on air quality, particularly affecting air quality management areas;</li> <li>e. the potential for adverse impacts of obtrusive light and the contamination of land, groundwater or surface water; and</li> <li>f. the extent to which people feel at risk from crime by incorporating Secured By Design (Footnote) principles.</li> </ol>	<ol style="list-style-type: none"> <li>a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;</li> <li>b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;</li> <li>c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be made acceptable;</li> <li>d. that predicted adverse impacts from the following sources will be made acceptable:                             <ol style="list-style-type: none"> <li>i. obtrusive light;</li> <li>ii. contamination;</li> <li>iii. air pollution;</li> <li>iv. water pollution;</li> <li>v. odour;</li> <li>vi. dust; and</li> <li>vii. overheating</li> </ol> </li> <li>e. adequate and accessible waste storage is provided;</li> <li>f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from <a href="#">Secured by Design</a>; and</li> <li>g. that all homes, businesses and main town centre uses are able to be served by super-fast broadband through the integration of appropriate measures including open access ducting to industry standards.</li> </ol>
<p>Footnote: Guidance is available from the Secured by Design website.</p>	

**Table 6.23 - Appraisal of changes to policy LP 13: Amenity**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Minor wording changes for clarification of criteria</li> <li>● Addition of consideration of odour, dust and overheating</li> <li>● Addition of the requirement for the risk of crime to be minimised</li> <li>● Inclusion of requirement for appropriate development to be able to be served by super-fast broadband</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because of the inclusion of additional requirements.</p>	

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**Table 6.24 - SA Appraisal of significant changes to policy LP 13: Amenity**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 15: Ensuring a High Standard of Amenity		Appraisal of Significant Changes (Stage D) - LP 13: Amenity	
	Effects	Commentary	Effects	Commentary
seek to minimise the potential adverse visual effects of development? (SA6)	+	The policy is specifically designed so that potential adverse visual effects of development are addressed.	+	The changes do not affect the appraisal in relation to this SA Objective
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	The policy is specifically designed so that unreasonable impacts from light, noise, air or other forms of pollution are addressed.	+	Odour, dust and heat are now specifically mentioned.
enable people to lead healthy lifestyles, including travel choices? (SA12)	~	The impact was considered to be uncertain at Stage B; although the policy seeks to address physical impacts, such as the loss of privacy, which would be conducive to feelings of wellbeing, this would not necessarily enable healthy lifestyles but could be said to not adversely affect those wishing to lead healthy lifestyles.	+	The inclusion of odour and overheating emphasises the need for development to consider these health issues. The inclusion of the requirement for capability of including broadband infrastructure reflects the increasing modern-day need for online shopping and banking which can reduce the need to travel.
promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime? (SA16)	+	The policy is specifically designed so that reduction and prevention of crime, anti-social behaviour and the fear of crime are addressed.	+	The changes acknowledge actual risk of crime rather than just perception now.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	N	Not appraised at Stage B	+	The inclusion of the requirement for capability of including broadband infrastructure facilitates more efficient business practices. A high standard of amenity also enhances how Huntingdonshire is viewed as a location for investment.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 10 and 16. The policy was likely to have no effect in relation to SA Objective 12 regarding health at Stage B, but the changes at Stage D make this more positive. Most impacts will last for the lifetime of the development, although it is recognised that building maintenance will be required in order to maintain amenity standards, and such things as noise levels can change over time. Good design as promoted in the policy which refers to 'Secured by Design' principles can lead to immediately improving an area's safety.		The changes are generally not significant as the policy continues to promote a high level of amenity for new developments with only minor clarifications and additions.	



### Surface Water

**NB: This is a new policy so has not been appraised previously.**

#### LP 14: Surface Water

A proposal will be supported where surface water has been considered from the outset as an integral part of the design process and:

- the proposal incorporates sustainable drainage systems (SuDS) in accordance with the [Cambridgeshire Flood and Water Supplementary Planning Document \(SPD\)](#) or successor documents and advice from Cambridgeshire County Council as Lead Local Flood Authority, unless demonstrated to be inappropriate;
- provisions are put in place to ensure that SuDS will be maintained;
- there is agreement with the Environment Agency if the drainage system would directly or indirectly involve discharge to a watercourse that they have responsibility for;
- should a road be affected by the drainage system there is agreement with the relevant highway authority;
- the standing advice of the Middle Level Commissioners or the appropriate internal drainage board has been taken into account and there is agreement if the discharge of water would enter the systems in their control; and
- there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.

**Table 6.25 - SA Appraisal of policy LP 14: Surface Water**

Decision Aiding Questions Will it...	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	~	The relationship between the policy and this decision aiding question is uncertain as it places requirements on development that are likely to be more challenging to comply with for redevelopment of previously developed land. However, it does include the qualification that these requirements should not be applied if demonstrated to be inappropriate.
promote a reduction in water consumption? (SA2)	+	The policy has no relationship with this decision aiding question. However, it is considered to have a potentially beneficial impact in terms of the higher level SA Objective 2 'Protect water resources (both quality and quantity)' as SuDS have beneficial effects in terms of both water quality and quantity.
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA3)	+	The policy is considered to have potentially beneficial effects as SuDS can help address surface water flooding issues.
promote the use of SuDS and reduced runoff rates? (SA3)	+	This is the main objective of this policy.
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The policy is considered to have potentially beneficial effects as SuDS can help with provision and quality of public accessible open space.
promote an increase in households that have easy access to natural green space? (SA4)	+	The policy is considered to have potentially beneficial effects as SuDS can help with provision of accessible natural green space.
promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity? (SA5)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of the conservation of species, the reversal of their decline, and the enhancement of biodiversity
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of landscape design.

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Decision Aiding Questions Will it...	Effects	Commentary
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of adaptation to climate change.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of ensure that development is not affected by or causes water pollution.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects in regards to SA Objectives 2, 3, 4, 5, 6, 8 and 10. It also has uncertain effects in regards to SA Objectives 1. Most of the effects will be enduring and immediate. The policy could potentially be more effective if it specifically included requirements relating to safeguarding against water pollution.</p>		

### Sustainable Travel

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 17: Sustainable Travel</b></p>	<p><b>LP 15: Sustainable Travel</b></p>
<p>A proposal will be supported where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>opportunities are maximised for the use of sustainable travel modes;</li> <li>traffic volumes can be accommodated and will not cause significant harm to the character of the surrounding area;</li> <li>any adverse effects of traffic movement to, from and within the site including the effect of car parking is minimised;</li> <li>a clear network of routes is provided that provides connectivity and enables ease of access, to, around and within the proposal and with the wider settlement for all potential users, including those with impaired mobility; and</li> <li>safe and convenient pedestrian and cycle routes, including links to new and existing services, facilities, footpaths, bridleways and the countryside are provided where appropriate and if possible formalised as rights-of-way.</li> </ol> <p>To demonstrate the likely impacts of a sustainable development proposal, and describe mitigation measures, a Transport Assessment or Transport Statement is likely to be required in accordance with the Council's planning application validation requirements.</p>	<p>New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes. A proposal will therefore be supported where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>opportunities are maximised for the use of sustainable travel modes;</li> <li>its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance; and</li> <li>safe physical access from the public highway can be achieved, including the rights of way network where appropriate.</li> </ol> <p>Where a proposal would affect an existing pedestrian or cycle path/ route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated.</p> <p>All routes will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.</p>

**Table 6.26 - Appraisal of changes to policy LP 15: Sustainable Travel**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Inclusion of reference to the National Planning Practice Guidance rather than the Council's validation requirements regarding assessment and mitigation proposals</li> <li>Increased emphasis on achieving safe physical access from the public highway</li> <li>Clarification over treatment of existing cycle and pedestrian routes which may be impacted by the proposed development</li> <li>Clarification that all routes should be provided to an adoptable standard</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they require adherence to national rather than local standards and clarify requirements for provision to be to adoptable standards.</p>	

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**Table 6.27 - SA Appraisal of significant changes to policy LP 15: Sustainable Travel**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 17: Sustainable Travel		Appraisal of Significant Changes (Stage D) - LP 15: Sustainable Travel	
	Effects	Commentary	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	By supporting the provision of healthy travel choices such as cycle routes, footpaths and bridleways, the policy encourages people to lead healthy lifestyles through increased exercise.	+	The changes do not affect the appraisal in relation to this SA Objective
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	The policy supports provision of public transport and high quality footpaths which should have firm, level surfaces reducing trip hazards.	+	The changes do not affect the appraisal in relation to this SA Objective
help improve cycle routes, footpaths and bridleways? (SA21)	+	The policy supports the provision of cycle routes, footpaths and bridleways.	+	The changes do not affect the appraisal in relation to this SA Objective
improve accessibility by means other than the car? (SA 21)	+	The primary purpose of the policy is to support the use of sustainable travel modes.	+	The changes do not affect the appraisal in relation to this SA Objective
support and improve community and public transport? (SA21)	+	Community and public transport are implicit in the reference to 'sustainable travel modes'. The policy could be amended to be more explicit about maximising opportunities for linkages and improvements to community and public transport.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 12 and 21. Effects are likely to increase over the plan period, for example walking and cycling more will gradually lead to health improvements. Effects are therefore expected to be cumulative with development and be permanent. The policy could be amended to be more explicit about maximising opportunities for linkages and improvements to community and public transport.		The changes are generally not significant in terms of sustainability concentrating on providing up to date consistent guidance.	

### Parking Provision

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 18: Parking Provision</b></p> <p>A proposal will be supported where its design incorporates appropriate vehicle and cycle parking with a clear justification for the level of provision proposed, having consideration for the current and proposed availability of alternative transport modes, highway safety, servicing requirements, the needs of potential users and the amenity of occupiers of nearby properties. Reference should be made to the Cambridgeshire Design Guide and the Huntingdonshire Design Guide or successor documents for advice on levels of provision in and to the Lifetime Homes standard for parking space size advice.</p> <p>Parking facilities may be shared where location and patterns of use permit. Careful consideration will be given to the siting and design of garaging, responding to the character and appearance of the area.</p> <p>Minimum levels of car parking for disabled people as set out in national guidance (Footnote) will be required.</p> <p>Footnote: Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2009) or successor documents.</p>	<p><b>LP 16: Parking Provision</b></p> <p>A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the <a href="#">Huntingdonshire Design Guide SPD (2017)</a> or successor documents.</p> <p>A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:</p> <ol style="list-style-type: none"> <li>highway safety and access to and from the site;</li> <li>servicing requirements;</li> <li>the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;</li> <li>the needs of potential occupiers, users and visitors;</li> <li>the amenity of existing and future occupiers and users of the development and nearby property; and</li> <li>opportunities for shared provision, where locations and patterns of use allow this.</li> </ol> <p>Minimum levels of car parking for disabled people as set out in national guidance (Note 1) will be required.</p> <p>A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class).</p> <p>A proposal that includes new main town centre uses of over 600m<sup>2</sup> net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m<sup>2</sup> of net internal floorspace or part thereof, or else demonstrate why a different level of provision is appropriate.</p> <p>A proposal for a new non-residential building over 2,500m<sup>2</sup> of net internal floorspace should provide dedicated changing and showering facilities for cyclists.</p> <p>Note 1: Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2009) or successor documents</p>

**Table 6.28 - Appraisal of changes to policy LP 16: Parking Provision**

<p>Summary of changes: This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Addition of reference to requirement for vehicle manoeuvring space</li> <li>• Updating of reference to the Huntingdonshire Design Guide (2017)</li> </ul>
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<ul style="list-style-type: none"> <li>• Rewording so that factors to be considered when determining parking provision are listed as criteria</li> <li>• Inclusion of advice, previously in supporting text, relating to minimum levels of car and cycle parking as requirements within the policy</li> </ul>		
<table border="1"> <tr> <td><b>Are these changes considered to be significant?</b></td> <td><b>Yes</b></td> </tr> </table>	<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<b>Are these changes considered to be significant?</b>	<b>Yes</b>	
<p>These changes are considered to be significant because the policy now includes requirements that were previously only advice in supporting text. Vehicle manoeuvring space requirements and cycle parking provision may have significant design implications.</p>		

**Table 6.29 - SA Appraisal of significant changes to policy LP 16: Parking Provision**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 18: Parking Provision		Appraisal of Significant Changes (Stage D) - LP 16: Parking Provision	
	Effects	Commentary	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	~	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes but these are not specified. The policy or development guidance could indicate support for walking and cycling to promote healthy lifestyles.	+	Minimum levels of cycle parking are now requirements of the policy, which should have a positive effect in terms of enabling healthy lifestyles.
improve accessibility by means other than the car? (SA21)	~	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes which would support to some extent sustainable travel modes. The policy could however be more positive by being reworded so that the level of parking provision supports increased use of sustainable travel modes.	~	The changes do not affect the appraisal in relation to this SA Objective
support and improve community and public transport? (SA21)	+	The policy requires levels of parking provision to be considered taking account of the availability of other transport modes which would support to some extent community and public transport. The policy could however be more positive by being reworded so that the level of parking provision supports increased use of community and public transport.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objective 21 but also some uncertain effects in relation to SA Objectives 12 and 21. Effects are expected to increase over the plan period commensurate with development and be permanent for the life of the development.		The changes are not significant with regard to sustainability as they focus on improving clarity.	

## Building a Strong, Competitive Economy

**6.37** This section looks at the changes made to policies within Chapter 6: Building a Strong, Competitive Economy. Policies in this chapter are:

LP 17: Established Employment Areas  
LP 18: Rural Economy  
LP 19: Homes for Rural Workers  
LP 20: Town Centre Vitality and Viability  
LP 21: Local Services and Community Facilities  
LP 22: Tourism and Recreation



# 6 Stage D: Consultation and development of the plan

## Established Employment Areas

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 19: Supporting a Strong Local Economy</b></p> <p>Areas of land and buildings that contribute to the local economy and provide on-going strategic employment opportunities have been designated as Established Employment Areas. Within Established Employment Areas a proposal will be considered having regard to the sustainability of the proposal including:</p> <ol style="list-style-type: none"> <li>how the proposal affects the role and continuing viability of the Established Employment Area in providing for employment opportunities and as an attractive and suitable location for employment uses;</li> <li>the range, availability and suitability of land and buildings in the Spatial Planning Area or within Huntingdonshire for employment uses, considering market issues including existing and potential demand and lead-in times; and</li> <li>the extent to which the use or mix of uses proposed can be demonstrated to give greater benefits to the community than the current or most recent use.</li> </ol>	<p><b>LP 17: Established Employment Areas</b></p> <p>Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. Within an Established Employment Area a proposal for business development (class 'B') will be supported.</p> <p>A proposal for a use other than business (class 'B') within an Established Employment Area will be supported where it demonstrates that:</p> <ol style="list-style-type: none"> <li>it will be compatible with surrounding employment uses taking account of amenity and public safety issues;</li> <li>it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses;</li> <li>it will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre; and</li> <li>the sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed if the proposal includes main town centre uses.</li> </ol> <p>Where any proposal for any use within an Established Employment Area has potential to impact on Portholme, the Ouse Washes, Woodwalton Fen or Orton Pits it should be demonstrated that there will be no adverse impact on the protected site.</p>

**Table 6.30 - Appraisal of changes to policy LP 17: Established Employment Areas**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>• Addition of presumption of in principle suitability of employment proposals within established employment areas</li> <li>• Clarification over circumstances in which non B-class uses will be acceptable</li> <li>• Addition of reference to the NPPF's sequential approach for main town centre uses</li> <li>• Addition of reference regarding protection of designated European Sites</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they achieve closer consistency with national policy, strengthen guidance over acceptability of main town centre uses and highlight nature conservation requirements.	

**Table 6.31 - SA Appraisal of significant changes to policy LP 17: Established Employment Areas**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 19: Supporting a Strong Local Economy		Appraisal of Significant Changes (Stage D) - LP 17: Established Employment Areas	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	+	Policy supports the role of established employment areas where land is predominantly previously developed.	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 19: Supporting a Strong Local Economy		Appraisal of Significant Changes (Stage D) - LP 17: Established Employment Areas	
	Effects	Commentary	Effects	Commentary
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural) (SA1)	+	Policy promotes the use and reuse of existing urban land.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development at higher densities where it is appropriate? (SA1)	+	The majority of established employment areas are in urban locations where higher densities are appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	+	Primary purpose of the policy is to ensure provision of land and buildings for employment use	+	The changes do not affect the appraisal in relation to this SA Objective
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	Some established employment areas are within rural areas and so their protection will support economic activity in rural areas.	+	The changes do not affect the appraisal in relation to this SA Objective
enable existing businesses to grow? (SA19)	~	This depends on availability of land and buildings within the individual location.	~	The changes do not affect the appraisal in relation to this SA Objective
support the vitality and viability of established retail and service centres? (SA19)	~	Concentrations of potential customers at established employment areas may indirectly support nearby retail and service centres.	+	Enhanced prioritisation of town centres as preferred locations for main town centre uses rather than established employment areas.
Promote easy access to training and education? (SA20)	+	Protection of employment opportunities may support retention of employment related training and education.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 18 and 19. There are uncertain effects in relation to SA Objective 19. No changes are recommended. The beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; impacts on SA1 will be permanent as development resulting from this policy will reduce demand elsewhere.		The changes are generally not significant as the policy continues to protect established employment areas whilst allowing flexibility for compatible uses.	

# 6 Stage D: Consultation and development of the plan

## Rural Economy

### Policy as originally appraised (Stage B)

#### Policy 21: Rural Economy

##### Employment Development

A proposal for employment development falling within the 'B' use classes in the countryside will be supported where it is:

- within a defined Established Employment Area; or
- for the reuse of land or buildings in use or last used for employment purposes; or
- for the expansion of an established business within its existing site; and
- where office (Footnote 1) floorspace is limited to a maximum of 600m<sup>2</sup> (net).

##### Operational Development

A proposal in the countryside will be supported where it is:

- for essential operational development for allocated mineral extraction or a waste management facility, infrastructure provision, national defence, renewable and low carbon energy generation or an economically viable rural enterprise such as an agriculture, horticulture, forestry or equine-related business; and
- in accordance with other policies of this Plan or policies of the Cambridgeshire Waste and Minerals Development Plan.

A proposal to provide facilities associated with strategic green infrastructure or outdoor leisure or recreation in the countryside will be supported where a countryside location is justified.

A proposal for essential operational development at Conington Airfield, Littlehey Prison, Wood Green Animal Shelter and Huntingdon Racecourse will be supported where they are in scale with existing development.

##### Farm Diversification

A proposal for farm diversification will be supported where it makes an ongoing contribution to sustaining the farm business as a whole. A proposal should:

- be complementary and subsidiary to the ongoing agricultural operations of the farm business;
- reuse, convert or replace existing buildings where feasible; new building will only be acceptable where it is of a scale, character and location that is compatible with its setting, in terms of both its immediate surroundings and the wider landscape;
- not have a detrimental impact on any area of identified nature conservation importance;

### Policy appraised for significant changes (Stage D)

#### LP 18: Rural Economy

In the countryside there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. A proposal for business development in the countryside will only be supported where it fulfils the requirements of one of the following categories.

##### Business Development

A proposal for business uses (class 'B') will be supported where it:

- is within a defined Established Employment Area;
- involves the reuse of land in use or last used for business uses (class 'B'); or
- involves the reuse or replacement of existing buildings as set out in policy Rural Buildings.

In all cases office uses (class 'B1a') will be limited to a total of 600m<sup>2</sup> floorspace.

##### Expansion of an existing business in the open countryside

A proposal for the expansion of an established business within its existing operational site will be supported.

A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

- it will add value to an existing viable rural business;
- consideration has been given to reuse or replacement of existing buildings in preference to new build;
- any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;
- it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and
- the scale, character and siting of the expansion will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agricultural, equine, horticultural or forestry related businesses.

##### Farm diversification

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<p>d. involve poorer quality land in preference to that of higher quality; and</p> <p>e. ensure that the type and volume of traffic generated can be sustainably accommodated within the local highway network.</p> <p>Footnote 1: Use class B1a</p>	<p>A proposal for farm diversification will be supported where it is demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business, and that it meets criteria d-g above.</p>
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**Table 6.32 - Appraisal of changes to policy LP 18: Rural Economy**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Addition of introductory text explaining the broad approach to the rural economy</li> <li>• Removal of distinction for operational development at specified locations</li> <li>• Addition of criteria providing guidance on expansion of existing businesses applicable to all types of proposals</li> <li>• Clarification of preference to avoid high quality agricultural land</li> <li>• Addition of guidance on farm shops</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are considered to be significant because they provide consistent guidance for all relevant development proposals. They also allow for expansion of existing businesses to support the rural economy.</p>	

**Table 6.33 - SA Appraisal of significant changes to policy LP 18: Rural Economy**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 21: Rural Economy		Appraisal of Significant Changes (Stage D) - LP 18: Rural Economy	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	+	Policy supports the role of established employment areas where land is predominantly previously developed.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural) (SA1)	+	Policy promotes the use and reuse of existing urban land.	+	Allowing existing businesses to expand may impact on this SA Objective but a more specific criterion is included to minimise use of higher quality agricultural land
promote development at higher densities where it is appropriate? (SA1)	+	The majority of established employment areas are in urban locations where higher densities are appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	+	Primary purpose of the policy is to ensure provision of land and buildings for employment use	+	The changes do not affect the appraisal in relation to this SA Objective
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	Some established employment areas are within rural areas and so their protection will support economic activity in rural areas.	+	The changes do not affect the appraisal in relation to this SA Objective
enable existing businesses to grow? (SA19)	~	This depends on availability of land and buildings within the individual location.	+	The changes will facilitate this.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 21: Rural Economy		Appraisal of Significant Changes (Stage D) - LP 18: Rural Economy	
	Effects	Commentary	Effects	Commentary
support the vitality and viability of established retail and service centres? (SA19)	~	Concentrations of potential customers at established employment areas may indirectly support nearby retail and service centres.	+	The changes will facilitate this.
Promote easy access to training and education? (SA20)	+	Protection of employment opportunities may support retention of employment related training and education.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	<p>This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6, 7, 14, 18 and 19. In relation to SA Objective 1 is not certain that the policy will minimise development on greenfield land and the policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible. Additional reference to design could be added in respect of homes for rural workers to maximise the beneficial effects. The effects of this policy will grow over time and last for the lifetime of the development in the case of SA1, 6, 7 and 14. Impacts on SA 18 and 19 may be temporary as they are dependent on other economic factors in the longer term.</p>		<p>The changes should provide greater protection of high quality agricultural land and support existing businesses to thrive.</p>	

### Homes for Rural Workers

#### Policy as originally appraised (Stage B)

##### Policy 26: Homes in the Countryside

A proposal that includes the creation of a new home in the countryside will only be supported where:

- there is an essential need for a rural worker to live permanently at or near their place of work; or
- it helps meet an established need for affordable housing; or
- the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or
- the proposal would re-use an existing building; or
- the design of the home is of exceptional quality or is truly innovative in nature.

Such proposals will be expected to comply with other applicable policies of the plan and the requirements detailed below.

##### Homes for Rural Workers

Where a proposal in the countryside includes a new home it will be supported where:

- a. the proposed accommodation is essential to the proper functioning of an economically viable rural enterprise;
- b. the accommodation is for a full-time worker;
- c. no suitable alternative accommodation exists (or could be made available) in the immediate vicinity or nearest settlement; and
- d. the proposal looks to convert an existing building or, where it is not possible to convert an existing building, the proposal looks to replace an existing building.

Where the enterprise has been established for less than three years accommodation will only be permitted on a temporary basis to allow time for the enterprise to prove its viability.

Where a home is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a rural enterprise.

A proposal to remove such occupancy conditions will only be supported where evidence demonstrates that the dwelling is not needed for the enterprise to which it relates and has been appropriately marketed at a value reflecting the occupancy condition to meet the needs of another qualifying person from another rural enterprise.

##### Affordable Housing

A proposal for affordable housing will be supported where it is located within or adjacent to a Key Service Centre or Small Settlement and where it can be demonstrated that:

- a. it has clear and demonstrable support from the local community;
- b. siting and design have been carefully considered in order to minimise any potential adverse impacts on its surroundings, including the

#### Policy appraised for significant changes (Stage D)

##### LP 19: Homes for Rural Workers

A proposal for a home for a rural worker in the countryside will be supported where:

- a. it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;
- b. no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;
- c. opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored; and
- d. the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.

Where a home for a rural worker is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a land-based rural business.

A proposal to remove a rural business related occupancy condition will only be supported where evidence demonstrates that the home is not needed for the business to which it relates and has been appropriately marketed at a value reflecting the occupancy condition with no interest from a qualifying person; or a housing needs assessment has been undertaken to demonstrate that the home would not meet the needs of another qualifying person.

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- surrounding landscape, countryside, and the amenity of existing and future residents and users;
- c. the number and type of affordable homes is limited to that which can be justified by evidence of need for local people who are either currently or formerly resident, have an existing family or employment connection or some other connection agreed with the Council, in the individual settlement or adjacent settlements;
  - d. there is reasonable access to at least a basic range of services appropriate to the form of housing proposed; and
  - e. mechanisms are in place to ensure that the affordable housing remains affordable in perpetuity.

A project involving affordable housing may be cross subsidised where it complies with the applicable requirements of Policy 3 'Enabled Exceptions'.

### **Heritage Assets**

Any proposals involving the reuse of heritage assets or for enabling development must comply with the applicable requirements of the Policy 30 'Heritage Assets and their Settings' policy.

### **Conversion or Replacement of Existing Buildings**

A proposals for the residential conversion of an existing building in the countryside or for the replacement of an existing building in the countryside will be supported where it is demonstrated that there is no reasonable prospect of the building being used for non-residential purposes.

Such proposals will be expected to comply with the applicable requirements of Policy 10 'The Relationship Between the Built-up Area and the Countryside'.

### **Homes of Truly Exceptional or Innovative Design**

A proposal for a new home in the countryside that is of exceptional quality or innovative nature of the design will only be supported where the design is:

- a. truly outstanding or innovative, helping to raise standards of design more generally in Huntingdonshire;
- b. reflects the highest standards in architecture;
- c. significantly enhances its immediate setting; and
- d. sensitive to the defining characteristics of the local area.

Anyone considering a proposal of this kind will be expected to enter into pre-application discussions with the council and to engage positively with independent Design Review, implementing recommendations from the process.

### **Extension, Alteration or Replacement of an Existing Home**

A proposal for extension, alteration or replacement of an existing home in the countryside will be supported where it does not significantly increase the height or massing compared with the original building and does not significantly increase the impact on the surrounding countryside.

A proposal for the erection, alteration, replacement or extension of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

**Table 6.34 - Appraisal of changes to policy LP 19: Homes for Rural Workers**

This policy has been changed by:



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<ul style="list-style-type: none"> <li>Substantial restructuring to avoid repetition within and between policies allowing the focus of the policy to become clear</li> <li>Clarification of the circumstances in which new housing in the countryside will be supported and qualifications required</li> <li>Clarification of the circumstances when removal of a rural business related occupancy condition may be acceptable</li> </ul>		
<table border="1"> <tr> <td><b>Are these changes considered to be significant?</b></td> <td><b>Yes</b></td> </tr> </table>	<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<b>Are these changes considered to be significant?</b>	<b>Yes</b>	
These changes are considered to be significant because they provide substantially increased clarity and remove duplication with other policies.		

**Table 6.35 - SA Appraisal of significant changes to policy LP 19: Homes for Rural Workers**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 26: Homes in the Countryside		Appraisal of Significant Changes (Stage D) - LP 19: Homes for Rural Workers	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	~	Any allowance for homes in the countryside can potentially lead to greenfield use, although the limits in the policy aim to ensure that greenfield use is minimised. The policy specifically supports the reuse or replacement of existing buildings. The policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible.	+	The changes clarify the preference for reuse of an existing building or site and address a narrower range of circumstances where a proposal may be acceptable.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	+	Given the limited availability of different grades of agricultural land within one holding there is little prospect of choice for an applicant. However, advocacy of reuse of existing buildings will help achieve this by developing on land already in non-agricultural use.	+	The changes do not affect the appraisal in relation to this SA Objective
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy includes criteria for design consideration for affordable homes, homes of exceptional or innovative design and extension or replacement of existing homes but not with respect to homes for rural workers. The policy could be amended to incorporate this.	N	The changes have removed this aspect to avoid duplication with policies LP10 and LP11.
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	Reference to the Heritage Assets policy is made to avoid discrepancies in advice and requirements.	N	Removal of specific guidance from this policy to avoid duplication with policy LP35.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The policy actively supports provision of housing for qualifying rural workers and affordable housing for people with local connections.	+	The changes do not affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	+	The need for qualifying rural workers to have homes located with their place of employment is recognised, thereby promoting access to that employment.	+	Enhanced clarity over range of qualifying rural enterprises and residents

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 26: Homes in the Countryside		Appraisal of Significant Changes (Stage D) - LP 19: Homes for Rural Workers	
	Effects	Commentary	Effects	Commentary
				provides greater certainty for potential workers.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	The policy supports the rural economy by facilitating homes for qualifying rural workers.	+	Enhanced clarity over range of qualifying rural enterprises and residents provides greater certainty for target sectors
enable existing businesses to grow? (SA19)	+	The policy allows for temporary residential accommodation to support growth of a business to allow time to demonstrate viability and need for new residential accommodation.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6, 7, 14, 18 and 19. In relation to SA Objective 1 is not certain that the policy will minimise development on greenfield land and the policy could be improved by referring to the need for replacement buildings to be on their existing platforms where possible. Additional reference to design could be added in respect of homes for rural workers to maximise the beneficial effects. The effects of this policy will grow over time and last for the lifetime of the development in the case of SA 1, 6, 7 and 14. Impacts on SA 18 and 19 may be temporary as they are dependent on other economic factors in the longer term.		The changes remove substantial duplication between this and other policies so the impacts on many SA Objectives are now addressed elsewhere, particularly under policies LP10, LP11 and LP35.	

### Town Centre Vitality and Viability

#### Policy as originally appraised (Stage B)

##### Policy 20: Ensuring Town Centre Vitality and Viability

###### Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be the major focus for all new main town centre uses. A proposal for a new main town centre use will be supported within a town centre where it would maintain and enhance the:

- a. vitality and viability of the town centre; and
- b. existing range, quality and distribution of retail, office, leisure, entertainment, arts, cultural facilities, community facilities or tourist attractions including those which contribute to creating a balanced evening economy offering entertainment as well as eating and drinking establishments.

###### Primary shopping areas

In the primary shopping areas (outside the primary frontages) a proposal will be supported for a new retail, financial and professional service, restaurant, café, drinking establishment or hot food take-away use. However, a proposal for another main town centre use may be supported where it would contribute to the vitality and viability of the town centre.

Markets add diversity and interest to the primary shopping areas of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which enhances the role of a market in its respective town centre economy will be supported.

###### Primary shopping frontages

In the primary shopping frontages a proposal for retail (A1) or restaurant/ café (A3) use will be supported. A proposal for another main town centre use may be supported within a primary shopping frontage where it will:

- a. make a positive contribution to local vitality and viability and encourage people into the town centre; and
- b. continue to provide an active frontage where there is an existing shopfront.

#### Policy appraised for significant changes (Stage D)

##### LP 20: Town Centre Vitality and Viability

###### Town centre hierarchy boundaries

Each town centre, primary shopping area and primary shopping frontage to which this policy applies is defined on the policies map.

###### Primary shopping frontages

A proposal for a shop (class 'A1'), restaurant/ café (class 'A3') or drinking establishment (class 'A4') will be supported within a primary shopping frontage to encourage uses which support the vitality and viability of the location whilst maintaining its essential retail nature.

A proposal for any other main town centre use at ground floor level may be supported where it will:

- a. make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions; and
- b. continue to provide an active frontage where there is an existing shopfront.

A proposal for any non-main town centre use will not be supported at ground floor level within a primary shopping frontage.

###### Primary shopping areas

Within a primary shopping area but beyond a primary shopping frontage a proposal for a new retail use (class 'A1-A5') will be supported at ground floor level of the primary shopping areas where it reflects the role, function and distinctive qualities of the centre.

A proposal for any other town centre use at ground floor level may be supported where it will make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

###### Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.

Beyond the primary shopping frontage and area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character.

The Council will use urban design frameworks and development briefs as appropriate to support development within town centres to support their ongoing vitality and viability.

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	<p><b>Markets</b></p> <p>Markets add diversity and interest to the town centres of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which provides an additional market or enhances the role of an existing market in its respective town centre economy will be supported.</p> <p><b>Main town centre uses outside a defined town centre</b></p> <p>A proposal for a main town centre use involving over 600 sqm (net) of floorspace outside of a town centre will be supported where it is in accordance with the the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework.</p>
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**Table 6.36 - Appraisal of changes to policy LP 20: Town Centre Vitality and Viability**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Substantial restructuring to improve flow and clarity of the policy</li> <li>• Improved consistency with the NPPF's sequential testing for main town centre uses</li> <li>• Addition of A4 use class to acceptable uses within primary shopping frontage and broadening of other possible uses to reflect definition of main town centre uses</li> <li>• Introduction of requirement for A class uses in primary shopping areas to reflect the role, function and distinctive qualities of the centre</li> <li>• Introduction of potential support for other uses which enhance the existing quality, diversity and distribution of uses in the primary shopping area</li> <li>• Introduction of potential to use urban design frameworks and development briefs to support development to enable response to change</li> <li>• Introduction of support for provision of additional markets</li> <li>• Addition of guidance on main town centre uses outside a defined town centre to support the NPPF's sequential test</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are not considered to be significant because the changes are all minor. The additional requirement to consider heritage and the provision for drinking establishments do not make any significant difference as heritage would be considered in accordance with other policies anyway and drinking establishments would normally be allowed within the primary shopping frontages.</p>	

**Table 6.37 - SA Appraisal of significant changes to policy LP 20: Town Centre Vitality and Viability**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 20: Ensuring Town Centre Vitality and Viability		Appraisal of Significant Changes (Stage D) - LP 20: Town Centre Vitality and Viability	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	+	The policy supports appropriate development in town centres where land is more likely to be previously developed.	+	The changes increase the emphasis on use of town centre land for a broader range of uses; this is more likely to be previously developed.
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	+	The policy supports appropriate development in town centres and therefore promotes the use of non-agricultural land.	+	The changes do not affect the appraisal in relation to this SA Objective.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 20: Ensuring Town Centre Vitality and Viability		Appraisal of Significant Changes (Stage D) - LP 20: Town Centre Vitality and Viability	
	Effects	Commentary	Effects	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	The policy supports appropriate development in town centres where higher densities are more likely to be appropriate.	+	The changes do not affect the appraisal in relation to this SA Objective.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	~	There is no mention of landscape and townscape character in the policy, however the supporting text makes reference to conservation areas within town centres and links to the Heritage Assets & their Settings policy. Design issues are covered in other policies and so do not need to be duplicated in this policy.	+	The changes allow for use of urban design frameworks and development briefs which would promote this SA Objective.
promote accessibility of cultural or social activities? (SA13)	+	The policy supports the maintenance and enhancement of cultural and social activities in town centres.	+	The changes increase potential for provision of cultural or social activities in accessible town centre locations.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	The policy supports concentration of services in town centres where access can be obtained by public transport.	+	The changes do not affect the appraisal in relation to this SA Objective.
promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime (SA16)	+	Promoting a mix of uses increases opportunities for passive surveillance.	+	The changes do not affect the appraisal in relation to this SA Objective.
promote accessibility of services? (SA17)	+	By supporting appropriate town centre development in areas which are the most accessible by a choice of means of transport, the policy promotes accessibility to services.	+	The changes reflect the NPPF sequential test for main town centre uses potentially enhancing achievement of this SA Objective.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 13, 16 and 17. The policy does not make explicit reference to character issues as covered in SA Objective 6, but this is dealt with in other policies. Major change in the town centres does not tend to happen quickly but the policy approach of supporting the town centres can result in positive improvements such as the redevelopment of Chequers Court in Huntingdon. Redevelopment within the town centres,		The changes facilitate a greater range of main town centre uses and allow for a design-led response to changing circumstances.	

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 20: Ensuring Town Centre Vitality and Viability		Appraisal of Significant Changes (Stage D) - LP 20: Town Centre Vitality and Viability	
	Effects	Commentary	Effects	Commentary
		as well as avoidance of out-of-town development can result in long term positive effects such as the provision of a range of services which are easily accessible.		

### Local Services and Community Facilities

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 23: Local Services and Facilities</b></p>	<p><b>LP 21: Local Services and Community Facilities</b></p>
<p>A range of available land or buildings for local services and facilities in a settlement or neighbourhood of a market town is essential to maintain its sustainability. For the purposes of this policy local services and facilities include shops, public houses, places of worship, education facilities, filling stations, public halls, community and cultural facilities and health care facilities.</p>	<p>Local services and community facilities include, but are not limited to, shops, public houses, places of worship, health centres, libraries, filling stations and public halls.</p>
<p>A proposal for an additional service or extension of an existing one will be supported where:</p>	<p>A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility in any location, will be supported where it:</p>
<ul style="list-style-type: none"> <li>a. it is of a scale to serve local needs without having an adverse impact on a designated town centre; or</li> <li>b. it involves a change of use to reinstate a local service or facility.</li> </ul>	<ul style="list-style-type: none"> <li>a. is of a scale to serve local needs;</li> <li>b. comprises up to a maximum of 600m<sup>2</sup> net floorspace for a main town centre use; and</li> <li>c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions</li> </ul>
<p>A proposal which involves the loss of a local service or facility will only be supported where:</p>	<p>Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:</p>
<ul style="list-style-type: none"> <li>a. there is no reasonable prospect of that service or facility being retained or restored; or</li> <li>b. an equivalent service or facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve.</li> </ul>	<ul style="list-style-type: none"> <li>d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or</li> <li>e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:                             <ul style="list-style-type: none"> <li>i. there is insufficient community support for its continuation; or</li> <li>ii. reasonable steps have been taken to effectively market the property for its current use without success.</li> </ul> </li> </ul>
<p>A proposal which anticipates such a loss will provide evidence that:</p>	
<ul style="list-style-type: none"> <li>a. there is no community support for continuation of the service or facility; or</li> <li>b. reasonable steps have been taken to effectively market the property for its current use to establish whether there is any realistic prospect of maintaining the service or facility.</li> </ul>	
	<p>Where the proposed loss is within a Key Service Centre and it would undermine the settlement's role in provision of services the proposal will not be supported.</p>

**Table 6.38 - Appraisal of changes to policy LP 21: Local Services and Facilities**

<p>Summary of changes: This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Inclusion of a description of what local services and facilities provide for</li> <li>● Evidence of insufficient community support is required rather than no community support</li> <li>● Highlight that the addition of a new service facility will not have an adverse impact upon the designated town centre.</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant as they are only to achieve minor clarifications. The change from seeking no to insufficient community support is on grounds of reasonableness.</p>	



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## Tourism and Recreation

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 22: Tourism, Sport and Leisure Development</b></p>	<p><b>LP 22: Tourism and Recreation</b></p>
<p>A proposal for tourism, sport or leisure development in the countryside will be supported where:</p>	<p>A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:</p>
<ol style="list-style-type: none"> <li>a. it is in a location that is well-related to an existing settlement or there are specific locational or sustainability reasons why it has to be located elsewhere;</li> <li>b. safe physical access from the public highway network can be achieved; and</li> <li>c. adequate water and sewerage services are or can be provided if required to serve the development.</li> </ol>	<ol style="list-style-type: none"> <li>a. it is well-related to a defined settlement or there are operational or sustainability reasons why it needs to be elsewhere;</li> <li>b. it does not cause harm to, and where appropriate enhances, the ecological, landscape and heritage significance of the proposed location;</li> <li>c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;</li> <li>d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and</li> <li>e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.</li> </ol>
<p><b>Touring Caravan or Camping Sites and Tourist Accommodation</b></p>	
<p>A proposal for a new touring caravan, camp site or tourist accommodation in the countryside will be supported where it can be demonstrated that the proposal will be, or will form part of, an economically viable enterprise and that there is adequate demand for the proposal.</p>	
<p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent residential use of the accommodation.</p>	
<p><b>Water related Tourism, Sport or Leisure Development</b></p>	
<p>A proposal for water related tourism, sport or leisure including a new or expanded marina will be supported where it can be demonstrated that:</p>	
<ol style="list-style-type: none"> <li>a. it will not impede navigation or lead to hazardous boat movements;</li> <li>b. it will not overload the capacity of the watercourse or water body;</li> <li>c. there is adequate demand to justify the creation of new berths or moorings;</li> <li>d. local water quality and quantity will not be adversely affected;</li> <li>e. biodiversity of the water and its margins will be maintained or enhanced;</li> <li>f. it will not lead to any adverse impact on flood defences; and</li> <li>g. it will not cause an adverse impact on its immediate surroundings or the wider landscape.</li> </ol>	<p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent sole or main residential use.</p>

**Table 6.39 - Appraisal of changes to policy LP 22: Tourism and Recreation**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Consolidation of criteria to remove separate section on touring caravan or camping sites and tourist accommodation</li> <li>● Addition of protection for internationally or nationally designated wildlife site in response to the Habitats Regulations Assessment</li> <li>● Removal of reference to Water Related Tourism, Sport or Leisure Development, which has been moved to new policy LP39 Water Related Development</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>

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These changes are considered to be significant because they clarify guidance both for applicants and decision makers, the additional criteria may affect how policy is applied and part of the content has been moved to another policy which may affect how policy is applied.

**Table 6.40 - SA Appraisal of significant changes to policy LP 22: Tourism and Recreation**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 22: Tourism, Sport and Leisure Development		Appraisal of Significant Changes (Stage D) - LP 22: Tourism and Recreation	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	~	The policy allows for reuse of existing buildings in the countryside for tourist accommodation but also allows for development of greenfield sites.	~	The changes do not affect the appraisal in relation to this SA Objective
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)? (SA1)	-	The policy sets criteria for supporting development but does not include land grade within this. Consideration should be given to amendments to reflect this as a sustainability factor although it is acknowledged that proposals are likely to be limited to certain locations by other factors.	~	Change not considered necessary as Policy LP8: The Countryside now refers specifically to avoiding the loss of grade 1-3a best and most versatile agricultural land.
promote a reduction in water consumption? (SA2)	~	The policy has limited relevance to water consumption but requires proposals not to overload the capacity of a water body and not to adversely affect local water quantity.	~	The changes remove most water related issues to policy LP39.
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA3)	+	The policy requires developments not to adversely impact on flood defences.	N	The changes mean that this SA Objective is no longer relevant as the former text repeated national guidance.
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The policy aspires to increase provision of sport and leisure facilities of which a proportion are likely to be publicly accessible.	+	The changes do not affect the appraisal in relation to this SA Objective
promote accessibility of cultural or social activities? (SA13)	+	The primary purpose of the policy to is promote additional social and cultural facilities albeit within a limited scope of activities.	+	The changes do no affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	+	The policy supports limited additional employment provision and may assist in maintaining the viability of rural enterprises.	+	The changes do not affect the appraisal in relation to this SA Objective
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	The policy supports a limited range of economic growth in rural areas.	+	The changes do not affect the appraisal in relation to this SA Objective
enable existing businesses to grow? (SA19)	+	The policy supports expansion of existing tourist and marina businesses.	+	Reference to water-related tourism has been moved to new policy LP39: Water Related Development,

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 22: Tourism, Sport and Leisure Development		Appraisal of Significant Changes (Stage D) - LP 22: Tourism and Recreation	
	Effects	Commentary	Effects	Commentary
				however the policy still supports expansion of existing tourist businesses.
<b>Conclusions:</b>	<p>This policy is considered to have potentially adverse effects with regards to SA Objective 1 in that the agricultural land class is not mentioned in the policy. There is however a wider reference to sustainability and amendments could reflect agricultural land class as a sustainability factor. The policy is considered to have potentially beneficial effects with regards to SA Objective 3, 4, 13, 18 and 19. There are uncertain effects in relation to SA Objectives 1 and 2 in that development could occur on greenfield land and does not necessarily protect water resources. Given the small number of tourism, sport and leisure facilities likely to come about in the countryside these uncertainties are not significant. The effects, both positive and negative, have potential to be felt immediately once sites are developed and will last for the lifetime of the use.</p>		<p>Addressing protection of best and most versatile agricultural land through policy LP8 improves it protects for all potential development in the countryside. Removal of the section on Water Related Development means that the policy's emphasis is now around tourism and business growth.</p>	

## Strengthening Communities

**6.38** This section looks at the changes made to policies within Chapter 7: Strengthening Communities. Policies in this chapter are:

LP 23: Affordable Housing Provision  
LP 24: Housing Mix  
LP 25: Specialist Housing  
LP 26: Gypsies, Travellers and Travelling Showpeople  
LP 27: Community Planning Proposals  
LP 28: Rural Exceptions Housing  
LP 29: Health Impact Assessment

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## Affordable Housing Provision

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 25: Affordable Housing Provision</b></p> <p>In order to address the identified local need for additional affordable homes a proposal which includes housing development should seek to deliver a target of 40% affordable housing where the scheme:</p> <p>a. includes 10 or more homes or 0.3ha or more of land for housing development; or</p> <p>b. where it is located within any of the defined small settlements and includes 3 or more homes or 0.1ha or more of land for housing development.</p> <p>To ensure mixed and sustainable communities affordable and market housing should be integrated across the development scheme. The council's preferred tenure split is for 70% of new affordable housing to comprise social or affordable rented properties. The mix of house types for affordable housing will remain flexible, taking into account the latest evidence on affordable housing needs through the SHMA and other evidence of local need.</p> <p>The council will consider an alternative mix or a lower level of provision where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site. A development viability assessment will be required to justify an alternative mix or level of affordable housing provision.</p>	<p><b>LP 23: Affordable Housing Provision</b></p> <p>In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:</p> <p>a. it delivers a target of 40% affordable housing on a site where 11 homes(Note 1) or 1,001m<sup>2</sup> residential floorspace or more are proposed;</p> <p>b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance as other affordable tenures;</p> <p>c. affordable housing is dispersed across the development in small clusters of about 15 dwellings; and</p> <p>d. it ensures that the appearance of affordable housing units is indistinguishable from that of open market housing.</p> <p>Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.</p> <p>In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.</p> <p>Note 1: Calculated to the nearest whole unit</p>

**Table 6.41 - Appraisal of changes to policy LP 23: Affordable Housing Provision**

Summary of changes: This policy has been changed by:	
<ul style="list-style-type: none"> <li>● Revised threshold for contributions</li> <li>● Rewording for clarification purposes in relation to dwelling and tenure mix</li> <li>● Addition of detail concerning commuted payments and off-site provision</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they will not change the effect or application of the policy. It would seem likely, if taken at face value, that less affordable housing will be achieved, however, the reduction in the percentage sought has been done as a result of viability testing as so it is likely that the original target was not realistic.</p>	

### Housing Mix

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 24: Housing Mix</b></p>	<p><b>LP 24: Housing Mix</b></p>
<p>A proposal that includes housing development will be supported where the sizes, types and tenures of housing responds to the advice and guidance provided by the Cambridgeshire and Peterborough Strategic Housing Market Assessments, local assessments of housing need and demand or other relevant housing and demographic studies and the Council's emerging Housing Strategy and Tenancy Strategy.</p>	<p>A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.</p>
<p>As part of meeting the needs of our ageing population and those of people with disabilities all new build homes will be expected to comply with the Lifetime Homes standards or successor standards (Footnote).</p>	<p>A proposal should set out how it responds to the evidence and guidance provided by:</p>
<p>A proposal that includes 200 or more homes should seek to make some plots available for self-build homes.</p>	<ol style="list-style-type: none"> <li>the Cambridge sub-region Strategic Housing Market Assessment;</li> <li>the Peterborough Strategic Housing Market Assessment where applicable;</li> <li>the Council's <a href="#">Housing Strategy and Tenancy Strategy</a>;</li> <li>local assessments of housing need and demand; and</li> <li>other local housing and demographic studies and strategies.</li> </ol>
<p>Footnote: See the Lifetime Homes website</p>	<p>A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.</p>
	<p>A proposal for major scale development that includes housing will be supported where it demonstrates that the mix of housing proposed responds positively to the changing structure of Huntingdonshire's population, including:</p>
	<ol style="list-style-type: none"> <li>the proportion of households comprising one or two people;</li> <li>ensuring XX%(Note 1) of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards), unless it can be demonstrated that site-specific factors make achieving this impractical or unviable; and</li> <li>for a large scale development proposal, ensuring that a further X%(Note 1) of new dwellings meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards), unless it can be demonstrated that site-specific factors make achieving this impractical or unviable.</li> </ol>
	<p>Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for custom build homes as identified in the Huntingdonshire self and custom-build register.</p>
	<p>Note 1: At the time of appraisal the percentages for accessibility standards were still subject to viability testing</p>

**Table 6.42 - Appraisal of changes to policy LP 24: Housing Mix**

<p>This policy was changed by:</p>
<ul style="list-style-type: none"> <li>● Restructuring of the previous policy in Stage B</li> <li>● Addition of requirements reflecting data from the the Cambridgeshire Strategic Housing Market Assessment and the Peterborough Strategic Housing Market Assessment</li> <li>● Addition for support of wholly affordable housing where it contributes to the mix of tenures</li> <li>● Addition of criteria where self-contained supported housing (class 'C3' use) will be supported</li> <li>● Addition of criteria for proposals of new residential institutions or replacement or extension of an existing one (class 'C2' use)</li> <li>● Addition of guidance on issues that may influence the appropriate mix</li> </ul>

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<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they provide clearer emphasis on the mix of housing that will be supported taking into account the ageing population, as highlighted by the Cambridgeshire and Peterborough SHMA's.	

**Table 6.43 - SA Appraisal of significant changes to policy LP 24: Housing Mix**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 24: Housing Mix		Appraisal of Significant Changes (Stage D) - LP 24: Housing Mix	
	Effects	Commentary	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	New developments which adhere to the mix guidance provided in the SHMA and use of Lifetime Homes standards will help reduce housing-related health issues.	+	The changes do not affect the appraisal in relation to this SA Objective
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The primary purpose of the policy is to support a mix of house sizes, types and tenure to meet identified needs. Particular recognition of the needs of people for opportunities to self-build are included in the policy.	+	Inclusion of clearer emphasis on responding to the ageing population structure and specific housing needs of older people
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 12 and 14. No changes are recommended. The effects of the policy will grow over time as more flexible housing is added to the overall stock; however, the impacts of supporting self-build homes are temporary as this is only of benefit to the initial user.		The changes are generally not significant as the policy continues to require a mix of homes, however the policy also now specifies compliance with the optional accessibility standards M4(2), which is broadly equivalent to the Lifetime Homes Standard and M4(3) suitable for wheelchair users.	



### Specialist Housing

**NB: This is a new policy so has not been appraised previously.**

#### LP 25 Specialist Housing

##### Self-contained specialist housing

A proposal for self-contained specialist housing (class 'C3') will be supported where it will:

- a. be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;
- b. be integrated with the wider community;
- c. incorporate a mix of tenures including affordable homes in accordance with policy [Affordable Housing Provision](#); and
- d. facilitate a high quality of life for residents.

##### Residential institutions

A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:

- e. it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors;
- f. the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises; and
- g. in the case of existing care homes the proposal will lead to an improvement in the quality of care facilities provided.

**Table 6.44**

Decision Aiding Questions Will it...	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	The policy sets out requirements for new self-contained specialist housing including accessibility, integration with the community, housing mix/ affordability and quality of life. It is therefore considered that it will have a positive impact in terms of enabling people to lead healthy lifestyles.
promote accessibility of cultural or social activities? (SA13)	+	Criterion a requires new self-contained specialist housing to be accessible to shops, services, community facilities, public transport and social networks. The policy is therefore considered to have a positive impact in terms of access to cultural and social activities.
support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)? (SA14)	+	The primary purpose of the policy is to support provision of self-contained specialist housing and residential institutions for which there is an identified need. The policy also requires self-contained specialist housing to include a mix of tenures including affordable housing. The policy is therefore considered likely to have a positive impact in terms of supporting the provision of housing that meets identified needs.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	+	Criterion a requires new self-contained specialist housing to be accessible to shops, services, community facilities, public transport and social networks. The policy is therefore considered to have a positive impact in terms of promoting accessibility for all members of society, including the elderly and disabled.
promote accessibility of services? (SA18)		Criterion a requires new self-contained specialist housing to be accessible to shops, services, community facilities, public transport and social

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Decision Aiding Questions Will it...	Effects	Commentary
		networks. The policy is therefore considered to have a positive impact in terms of promoting accessibility to services.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 12, 13, 14, 15 and 18. The policy was developed as a result of work on the Housing Mix policy and responds to evidence that specific action during the plan period will be needed in order to address them effectively. No changes are recommended. The effects of the policy will grow over time as more self-contained specialist housing and residential institutions proposals come forward and are subject to the requirements of this policy.</p>		

### Gypsies, Traveller and Travelling Showpeople

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 12: Gypsies, Travellers and Travelling Showpeople</b></p>	<p><b>Policy LP 26: Gypsies, Travellers and Travelling Showpeople</b></p>
<p>Provision will be made for Gypsy, Traveller and Travelling Showpeople sites to meet identified needs. Provision should be made for at least 64 permanent Gypsy or Traveller pitches between 2011 and 2036. A proposal for Gypsy and Traveller pitches and Travelling Showpeople plots will be supported where it is considered that:</p>	<p>New traveller sites outside of the Built-Up Area will be supported in sustainable locations where they respect the scale of the nearest settled community, and will be very strictly limited in open countryside that is away from existing settlements. The Council will therefore support a proposal which contributes to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots, where it satisfies each of the following criteria:</p>
<ol style="list-style-type: none"> <li>a. the location has reasonable access to local health services and primary schools;</li> <li>b. there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;</li> <li>c. the character and appearance of the wider landscape is not significantly harmed;</li> <li>d. the health and safety of occupants are not put at risk including through unsafe access to sites, poor air quality, unacceptable noise or unacceptable flood risk;</li> <li>e. in rural areas, the nearest settled community would not be dominated and the number of proposed pitches or plots is appropriate to the proposed location;</li> <li>f. the site provides a suitable level of residential amenity for the proposed residents and there is adequate space for operational needs including the parking and turning of vehicles;</li> <li>g. the site can be safely and adequately serviced by infrastructure.</li> </ol>	<ol style="list-style-type: none"> <li>a. the location is within 1.5 miles of a primary school and 2 miles of a GP surgery;</li> <li>b. the character and appearance of the wider landscape is not significantly harmed;</li> <li>c. the location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites;</li> <li>d. the proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community;</li> <li>e. there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;</li> <li>f. the site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities;</li> <li>g. the health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk;</li> <li>h. there is adequate space for operational needs, including the parking and turning of vehicles;</li> <li>i. there are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes; and</li> <li>j. the site can be safely and adequately serviced by infrastructure.</li> </ol>

**Table 6.45 - Appraisal of changes to policy LP 26: Gypsies, Travellers and Travelling Showpeople**

<p>Summary of changes: This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● The need to reflect updated national policy, particularly in regard to very strictly limiting development in the open countryside</li> <li>● Removal of a specified target number of pitches</li> <li>● Addition of specified distances to primary schools and GP surgeries to facilitate access to basic services</li> <li>● Addition of contamination as a consideration</li> <li>● Addition of requirement for management arrangements in specified circumstances</li> <li>● Addition of appropriate operational needs including the parking and turning of vehicles.</li> <li>● Addition of appropriate management arrangements in place where the site may have multiple owners or tenants or be used for transit purposes</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they provide clearer guidance on locational acceptability, provide more specific guidance on health and safety related considerations and they give additional reassurance for nearby residents.</p>	

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**Table 6.46 - SA Appraisal of significant changes to policy LP 26: Gypsies, Travellers and Travelling Showpeople**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 12: Gypsies, Travellers and Travelling Showpeople		Appraisal of Significant Changes (Stage D) - LP26: Gypsies, Travellers and Travelling Showpeople	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	-	The policy makes no reference to the previous development status of the land. The policy allows for development in the countryside.	-	The changes do not affect the appraisal in relation to this SA Objective
minimise risk to people and property from flooding, now and in the future? (SA3)	+	The policy will not support proposals that put occupants at risk from unacceptable flood risk.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	The policy supports proposals that do not significantly harm the character of the wider landscape, and that the nearest settled community is not dominated. However the policy recognises that this use may be located in rural areas.	+	Addition of a requirement for management arrangements in there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses
promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The policy supports appropriate proposals for traveller accommodation.	+	Removal of specified pitch target allows updated research on needs to be taken into account in decision-making in case need has significantly altered.
help reduce poverty and social exclusion for areas most affected? (SA15)	+	By supporting the provision of appropriate accommodation, the policy should help reduce social exclusion.	+	The changes increase the emphasis on accessibility to primary schools and GP surgeries to reduce social exclusion
facilitate access to basic services? (SA17)	+	The policy supports appropriate proposals with reasonable access to basic services.	+	The changes increase the emphasis on accessibility to primary schools and GP surgeries to facilitate locations within walking distance of such services.
<b>Conclusions:</b>	This policy is considered to have potentially adverse effects with regards to SA Objective 1 and potentially beneficial effects with regards to SA Objectives 3, 14, 15 and 17. The effects are uncertain in relation to SA Objective 10 which is to avoid unnecessary light, noise and visual pollution as development may occur in rural areas. The adverse effect with regards to SA Objective 1 could be overcome if development was directed towards previously developed land or built-up areas however the numbers of sites are expected to be few to meet the identified need. The positive effects of SA 14, 15 and 16		The changes have improved the social sustainability of the policy overall in terms of increasing accessibility to basic social services for future residents of gypsy and traveller sites. They have also enhanced the protection of the countryside by limiting the distance away from settlements that sites can be provided.	

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 12: Gypsies, Travellers and Travelling Showpeople		Appraisal of Significant Changes (Stage D) - LP26: Gypsies, Travellers and Travelling Showpeople	
	Effects	Commentary	Effects	Commentary
	all have potential to be felt immediately once sites are permitted and will last for the lifetime of the use. However, the negative effect on SA10 may also be felt immediately upon development but equally will only last for the lifetime of the development.			

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## Community Planning Proposals

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 4: Enabled Exceptions</b></p> <p>A community based proposal for a locally prioritised community project will be supported in or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>it has clear support from the local community;</li> <li>all elements of the proposal have been carefully considered, particularly siting and design, in order to maximise sustainability benefits;</li> <li>all elements of the proposal have been carefully considered in order to avoid any potential adverse impact on its surroundings, including the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users; and</li> <li>where cross subsidising development is proposed it is demonstrably sufficient for the specified project and no more.</li> </ol> <p>A project involving affordable housing will be expected to comply with relevant requirements of Policy 25 'Homes in the Countryside'.</p>	<p><b>LP 27: Community Planning Proposals</b></p> <p>A community based development proposal will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>it responds to an identified community need;</li> <li>there is identifiable community support or benefit;</li> <li>its scale is appropriate to serve local needs;</li> <li>users of the proposed development can safely travel to and from it by sustainable modes; and</li> <li>it is viable in the long term, ensuring its retention as a community asset.</li> </ol> <p>Where inclusion of market housing, or plots suitable for custom or self-build homes, is required to facilitate provision and upkeep of the desired community asset, the proposal should also demonstrate that its scale and location is sustainable in terms of the:</p> <ol style="list-style-type: none"> <li>scale of development proposed; and</li> <li>effect on the character of the immediate locality and the settlement as a whole.</li> </ol>

**Table 6.47 - Appraisal of changes to policy LP 27: Community Planning Proposals**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>Emphasising that the policy addresses sites outside the built up area as those within till be determined in line with development strategy policies</li> <li>Addition of the requirement for the proposal to respond to community need</li> <li>Amendment of the requirement for community support to include benefit</li> <li>Addition of a limitation on proposals to a scale to serve local needs</li> <li>Addition of a requirement to demonstrate the long term viability of the proposed development</li> <li>Greater clarity on cross-subsiding development including its scale, location and impact</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they reflect a more holistic approach to the strategy by including a fuller range of sustainability issues.	

**Table 6.48 - SA Appraisal of significant changes to policy LP 9: Neighbourhood and Community Planning**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 27: Community Planning Proposals	
	Effects	Commentary	Effects	Commentary
protect, restore, create or enhance habitats? (SA5)	~	Dependent on the nature of development proposed. There is potential for community projects to involve an element of habitat creation, protection, enhancement	~	This policy continues to identify strategic expansion locations and development site in service centres and towns which will have a range of impact on

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 27: Community Planning Proposals	
	Effects	Commentary	Effects	Commentary
		or restoration. Habitats may also be addressed through consideration of siting and impacts.		existing habitats including the potential to create and enhance habitats.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding landscape.	+	Explicit in the latter element of the policy regarding cross-subsidising development, otherwise now addressed in design policies.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding townscape and amenity of existing residents and users.	+	The policy has been refocused towards exceptions sites; limiting development to a scale appropriate to meet local needs should assist in meeting this objective.
promote the retention of the quiet rural character of the district? (SA10)	~	Impact will depend on the nature of the proposed development. The policy aims to avoid adverse impact on surroundings.	+	The policy limits development on the outskirts of a settlement to that of an appropriate scale to meet the needs of the community.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Primary purpose of the policy is to facilitate community projects which often involve cultural and social facilities.	+	The changes do not affect the appraisal in relation to this SA Objective
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy facilitates provision of affordable housing and limited market housing to cross subsidise community projects.	+	The changes do not affect the appraisal in relation to this SA Objective
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	Community projects are likely to target social facilities and affordable housing which would be beneficial.	+	The changes do not affect the appraisal in relation to this SA Objective
facilitate access to basic services? (SA17)	~	Dependent on the nature of development proposed, community facilities could be used to provide basic services such as community shop.	~	The changes do not affect the appraisal in relation to this SA Objective
help improve the availability of training and education opportunities? (SA20)	~	Dependent on the nature of development proposed, community facilities could be used for delivery of training and education opportunities.	~	The changes do not affect the appraisal in relation to this SA Objective
reduce the need to travel? (SA21)	+	Provision of a community project could reduce the need to travel to a similar facility elsewhere.	+	The changes add the requirement for development to be in a location where users can safely travel to and from it by sustainable modes



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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 27: Community Planning Proposals	
	Effects	Commentary	Effects	Commentary
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 13, 14, 15 and 21. Uncertain effects are identified for SA Objectives 5, 10, 17 and 20. The uncertainty is likely to be temporary as the effect of development will be clear upon receipt of particular proposals. The policy could enable many new community facilities which will have positive effects for the lifetime of that facility which in many cases will be permanent.		The changes have improved the sustainability of the policy by introducing requirements to reflect local need and scale and promote accessibility. The changes also promote longer terms sustainability by consideration of long term viability of the development proposal.	

### Rural Exceptions Housing

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 4: Enabled Exceptions</b></p>	<p><b>LP 28: Rural Exceptions Housing</b></p>
<p>A community based proposal for a locally prioritised community project will be supported in or adjacent to a Key Service Centre or Small Settlement where it can be demonstrated that:</p>	<p>A proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p>
<ol style="list-style-type: none"> <li>it has clear support from the local community;</li> <li>all elements of the proposal have been carefully considered, particularly siting and design, in order to maximise sustainability benefits;</li> <li>all elements of the proposal have been carefully considered in order to avoid any potential adverse impact on its surroundings, including the surrounding landscape, townscape, countryside, and the amenity of existing and future residents and users; and</li> <li>where cross subsidising development is proposed it is demonstrably sufficient for the specified project and no more.</li> </ol>	<ol style="list-style-type: none"> <li>at least 60% (net) of the site area is for affordable housing for people with a local connection;</li> <li>the number, size, type and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby settlements through a local needs survey or other local needs evidence;</li> <li>the remainder of the site area is available as open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need; and</li> <li>the scale and location of the proposal is sustainable in terms of:                             <ol style="list-style-type: none"> <li>availability of services and existing infrastructure;</li> <li>opportunities for users of the proposed development to travel by sustainable modes; and</li> <li>effect on the character of the immediate locality and the settlement as a whole.</li> </ol> </li> </ol>
<p>A project involving affordable housing will be expected to comply with relevant requirements of Policy 25 'Homes in the Countryside'.</p>	<p>Mechanisms will be put in place to ensure that the affordable housing remains affordable in perpetuity(Note 1) or for the appropriate period as applicable to the form of housing(Note 2).</p>
	<p>Note 1: Subject to the provisions of section 17 of the Housing Act 1996 and <a href="#">statutory instrument 623 of 1997</a>, or other relevant legislation                      Note 2: Starter Homes will be discounted for the nationally defined period</p>

**Table 6.49 - Appraisal of changes to policy LP 28: Rural Housing Exceptions**

<p>Summary of changes: This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Policy has been restructured in regards to rural exception housing, with the addition of wider criteria.</li> <li>Addition of mechanisms to ensure that affordable housing remains affordable.</li> <li>Addition of criteria regarding viability of wholly affordable housing proposals to allow the inclusion of market housing to cross subsidise.</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because a greater level of detail has been added regarding the support of housing schemes on the edge of built- up areas.</p>	

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**Table 6.50 - SA Appraisal of significant changes to policy LP 28: Rural Housing Exceptions**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 28: Rural Housing Exceptions	
	Effects	Commentary	Effects	Commentary
protect, restore, create or enhance habitats? (SA5)	~	Dependent on the nature of development proposed. There is potential for community projects to involve an element of habitat creation, protection, enhancement or restoration. Habitats may also be addressed through consideration of siting and impacts.	~	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding landscape.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	Implicit in requirements to avoid adverse impact on surrounding townscape and amenity of existing residents and users.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	Impact will depend on the nature of the proposed development. The policy aims to avoid adverse impact on surroundings.	+	The policy aims to maximise sustainability benefits through identification of an appropriate location in relation to existing development with preference given to previously developed land where significant environmental enhancement can be achieved.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	Primary purpose of the policy is to facilitate community projects which often involve cultural and social facilities.	+	The changes do not affect the appraisal in relation to this SA Objective
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy facilitates provision of affordable housing and limited market housing to cross subsidise community projects.	+	Policy highlights mechanisms will be put in place to ensure that the affordable housing remains affordable
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	Community projects are likely to target social facilities and affordable housing which would be beneficial.	+	The changes do not affect the appraisal in relation to this SA Objective
facilitate access to basic services? (SA17)	~	Dependent on the nature of development proposed, community facilities could be used to provide basic services such as community shop.	~	The changes do not affect the appraisal in relation to this SA Objective
help improve the availability of training and education opportunities? (SA20)	~	Dependent on the nature of development proposed, community facilities could be used for delivery of training and education opportunities.	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 28: Rural Housing Exceptions	
	Effects	Commentary	Effects	Commentary
reduce the need to travel? (SA21)	+	Provision of a community project could reduce the need to travel to a similar facility elsewhere.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 13, 14, 15 and 21. Uncertain effects are identified for SA Objectives 5, 10, 17 and 20. The uncertainty is likely to be temporary as the effect of development will be clear upon receipt of particular proposals. The policy could enable many new community facilities which will have positive effects for the lifetime of that facility which in many cases will be permanent.		The changes are generally not significant as the policy continues to identify strategic expansion locations and development sites in service centres and towns. Changes to the policy in regards to sustainability to promote the quiet rural character of the area, this is demonstrated in SA Objective 10.	

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## Health Impact Assessment

**NB: This is a new policy so has not been appraised previously.**

### LP 29: Health Impact Assessment

A proposal for large scale development will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment.

A proposal for large scale major development will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a full Health Impact Assessment.

**Table 6.51 - SA Appraisal of policy LP 29: Health Impact Assessment**

Decision Aiding Questions Will it...	Effects	Commentary
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	~	The policy seeks rapid or full health impact assessments for larger development proposals. As a range of measures could result from the assessments, which may or may not include an increase in the quantity and quality of publicly accessible open space this policy is likely to have a limited positive impact at best for increasing the quantity and quality of publicly accessible open space.
promote an increase in households that have easy access to natural green space? (SA 4)	~	As a range of measures could result from the assessments required by this policy, which may or may not include improving access to green space this policy is likely to have a limited positive impact at best for increasing households with easy access to natural green space.
enable people to lead healthy lifestyles, including travel choices? (SA 12)	+	The policy seeks rapid or full health impact assessments for larger development proposals and is likely to lead to a range of measures being implemented that will have a positive impact for enabling people to lead healthy lifestyles, including travel choices.
promote accessibility of cultural or social activities? (SA 13)	~	As a range of measures could result from the assessments required by this policy, which may or may not include action that would promote accessibility of cultural or social activities, for example to support good mental health, this policy is likely to be have a limited positive impact at best.
promote accessibility for all members of society, including the elderly and disabled? (SA 15)	+	Measures that result from the assessments required by this policy are likely to include improvements to accessibility and the promotion of cycling and walking. The policy is therefore considered to have a potentially beneficial impact.
promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime? (SA16)	~	Fear of crime is a potential factor in poor mental health and may be addressed through actions that result from the assessments required by this policy. However, as a range of measures may result from the assessments it is likely that this will be a limited positive impact at best.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 12 and 15. Uncertain effects are identified for SA Objectives 4, 13 and 16. The positive effects have potential to be felt immediately once sites are developed and will last for the lifetime of the use. The policy could potentially be more positive by being specific about the type of measures that should be taken, however it is considered important for assessments to be unconstrained in terms of the measures that are appropriate and such detail would be better left to further supporting guidance if it was considered necessary. No changes are recommended.</p>		

## Conserving and Enhancing the Environment

**6.39** This section looks at the changes made to policies within Chapter 8: Conserving and Enhancing the Environment. Policies in this chapter are:

- LP 30: Biodiversity and Geodiversity
- LP 31: Trees, Woodland, Hedges and Hedgerows
- LP 32: Protection of Open Space
- LP 33: Rural Buildings
- LP 34: Heritage Strategy
- LP 35: Heritage Assets and their Settings
- LP 36: Renewable and Low Carbon Energy
- LP 37: Air Quality
- LP 38: Ground Contamination and Groundwater Pollution
- LP 39: Water Related Development

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## Biodiversity and Geodiversity

Policy as originally appraised (Stage B)

Policy appraised for significant changes (Stage D)



### Policy 28: Biodiversity and Protected Habitats and Species

A proposal will be supported where it does not give rise to significant adverse impact on:

- a. a site of international importance for biodiversity or geology, unless there are exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance for biodiversity or geology, unless there are exceptional circumstances where the need for, and the benefits of, the development significantly outweigh its impacts on the site;
- c. protected species, priority habitats or species, or sites of local or regional importance for biodiversity or geology, unless the need for, and the benefits of, the proposal outweigh the impacts.

A proposal will be accompanied by a valid assessment of the likely impacts on biodiversity and geology, including protected species, priority habitats & species and on sites of biodiversity value (Footnote).

If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to address them by minimisation, then by mitigation. Only where this cannot be achieved will consideration be given to alternative forms of compensation. The value of the site must not be compromised, both on its own or as part of the wider network of sites, to such an extent that the continuing value of the designation is called into question.

A proposal will aim to conserve and enhance biodiversity. Opportunities will be taken to achieve beneficial measures within the design and layout of development. Measures will be included that maintain and enhance existing features of biodiversity value. Priority will be given to measures which assist in achieving targets in the Biodiversity Action Plans (BAPs), that provide opportunities to improve public access to nature and ensure the effective management of biodiversity or geological features, that contribute to the enhancement of ecological networks or enable the adaptation of biodiversity to climate change.

Footnote: Including Special Areas of Conservation, Special Protection Areas, Ramsar sites, sites of special scientific interest (SSSIs), County Wildlife Sites, National and Local Nature Reserves, woodland, Local Geological Sites (LGS), Protected Roadside Verges, The Nene Valley Nature Improvement Area or other landscape features of historic or nature conservation value.

### LP 30: Biodiversity and Geodiversity

A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

A proposal that is likely to have an impact on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. Any further research that is identified as necessary by this appraisal will need to have been carried out and submitted with the proposal. Where a proposal has potential to affect an internationally important site<sup>(28)</sup> an appropriate assessment in accordance with the Habitats Directive will be required and sufficient information to enable such an assessment to be completed must be submitted with the proposal.

All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated. Only where this process of avoidance, minimisation and then mitigation is insufficient to fully address adverse impacts will consideration be given to compensation measures. Following this process a proposal will only be supported subject to a hierarchy where:

- a. a site of international importance, being a special area of conservation (SAC), special protection area (SPA) or Ramsar site is affected and there are exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance, such as a site of special scientific interest (SSSI) or national nature reserve (NNR) is affected and there are exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;
- c. protected species, priority habitats or species, sites of local or regional importance, or the biodiversity value of the proposed development site as part of a wider network are affected and the need for, and the benefits of, the proposal clearly outweigh the impacts.

A proposal will be required to provide ways in which net gains for biodiversity can be achieved. In seeking to provide net gains for biodiversity a proposal should prioritise measures that:

- d. complement or enhance existing features of biodiversity value within the design and layout of development;
- e. provide new biodiversity features within the development;
- f. help reverse the decline of species;
- g. assist in achieving targets in the Biodiversity Action Plans (BAPs) or Habitat and Species Action Plans;
- h. improve public access to nature;
- i. ensure the effective management of biodiversity or geological features;
- j. contribute to the provision of multi-functional green infrastructure; or
- k. will help species adapt to climate change.

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**Table 6.52 - Appraisal of changes to policy LP 30: Biodiversity and Geodiversity**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Inclusion of more specific requirements on evidence required concerning potential impact on biodiversity or geodiversity</li> <li>• Addition of reference to need for Habitats Directive assessment in specified circumstances</li> <li>• Addition of requirement to avoid adverse impacts</li> <li>• Clarification of definitions of site importance</li> <li>• Addition of requirement for biodiversity assets to address measures for conservation and enhancement</li> <li>• Addition of aspiration for a net increase in biodiversity using Biodiversity Action Plans (BAPs).</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they increase the requirement for conservation and enhancement of biodiversity.</p>	

**Table 6.53 - SA Appraisal of significant changes to policy LP 30: Biodiversity and Geodiversity**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 28: Biodiversity and Protected Habitats and Species		Appraisal of Significant Changes (Stage D) - LP 30: Biodiversity and Geodiversity	
	Effects	Commentary	Effects	Commentary
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	The policy requires proposals to conserve and enhance biodiversity but does not address the reversal of decline. Policy could be amended to advocate this.	+	Increased requirement for measures to conserve and enhance biodiversity. Specific reference added for proposals to prioritise measures which seek to reverse the decline of species.
promote the protection of sites designated for their nature conservation value? (SA5)	+	The primary purpose of the policy is to protect designated sites and to mitigate any adverse impacts where the development is of over-riding benefit.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objective 5. However the policy does not address the potential to reverse the decline in species and could be amended to promote this. The impact of this policy will be felt gradually as the potential amount of adverse impact avoided increases; the effects will be permanent in preventing damage and promoting additional protection.		The changes reflect the specific point identified previously concerning reversing the decline of species. Greater clarity is provided on the evidence required concerning potential impacts to facilitate more informed and consistent decision making.	

### Trees, Woodland, Hedges and Hedgerows

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 29: Trees, Woodland and related Features</b></p>	<p><b>LP 31: Trees, Woodland, Hedges and Hedgerows</b></p>
<p>A proposal will be supported where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees. The landscaping scheme for the proposal will incorporate any of these features that lie within the site and should link with any of these features on adjacent land/ nearby.</p>	<p>A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:</p>
<p>A proposal should seek to avoid affecting any:</p>	<p>a. assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;</p> <p>b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.</p>
<p>a. tree or woodland that is protected by a Tree Preservation Order if this would result in its loss, give rise to a threat to its continued well-being; or</p> <p>b. tree, woodland, hedge or hedgerow of visual, historic, cultural or nature conservation value, where it would result in damage to a feature that would undermine that value.</p>	<p>A proposal only will be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's <a href="#">A Tree Strategy for Huntingdonshire (2015)</a> or successor documents.</p>
<p>Where such a loss, threat or damage is proven to be unavoidable this will only be acceptable where:</p>	<p>Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:</p>
<p>a. there are sound arboricultural reasons to support the proposal; or</p> <p>b. the proposal would bring benefits that outweigh the loss, threat or damage to the feature concerned and the loss, threat or damage is addressed through minimisation and provision of appropriate mitigation measures, reinstatement of features and/ or compensatory tree planting, landscaping or habitat creation to ensure the net loss of valued features is minimised.</p>	<p>a. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or</p> <p>b. there are sound arboricultural reasons to support the proposal.</p>
	<p>Where impacts remain the need for, and benefits of, the development in that location clearly outweigh the loss, threat or damage.</p>
	<p>Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.</p>
	<p>A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.</p>

**Table 6.54 - Appraisal of changes to policy LP 31: Trees, Woodland, Hedges and Hedgerows**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Clarification of the introductory part</li> <li>● Removal of reference to damage as it is not necessary</li> <li>● The addition of a criteria specifically relating to trees along river banks</li> <li>● Addition of 'a ratio of at least 2 new trees for each tree lost'</li> <li>● Addition of a new part requiring new tree planting for all new development</li> </ul>
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<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because of the additional requirement for new tree planting along side all new developments.	

**Table 6.55 - SA Appraisal of significant changes to policy LP 31: Trees, Woodland, Hedges and Hedgerows**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 29: Trees, Woodland and related Features		Appraisal of Significant Changes (Stage D) - LP 31: Trees, Woodland, Hedges and Hedgerows	
	Effects	Commentary	Effects	Commentary
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	~	The policy promotes conservation of species. It does not address decline and enhancement of diversity but this is covered in Policy 28.	~	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA 6)	+	Landscape and townscape character is not explicit in the policy. It was noted that the wording could be improved to more positively facilitate protection.	+	The policy as a whole positively facilitates protection although landscape and townscape character is not specifically mentioned.
seek to minimise the potential adverse visual effects of development? (SA6)	+	The policy supports proposals which avoid the loss of or harm to natural features of visual value.	+	The policy specifically seeks additional tree planting to accompany most types of new building development.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Although not an aim of the policy, the supporting text makes reference to the fact that trees, woodland and related features store carbon dioxide, which helps to mitigate against climate change.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 8. The effects are uncertain in relation to SA Objective 5 as this matter is dealt with elsewhere in the Local Plan. The policy has been improved since Stage B by more positively facilitating protection of landscape and townscape character. Although the protection of trees and woodland has positive effects, it is likely that the immediate effects of the loss of particular trees in accordance with the policy will be felt more particularly. The negative effects of loss will be mitigated in accordance with the policy as such features should only be lost where there are sound aboriginal reasons or where there is compensatory planting. New plants have the potential to produce even longer term positive effects given the natural lifecycle.		The changes are generally not significant as the policy continues to identify how a proposal will be supported where it seeks to maintain and enhance any existing tree, woodland, or hedge of visual, historic or nature conservation value that would be affected by the proposed development.	

### Protection of Open Space

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 30: Open Space</b></p> <p>Proposals will be expected to include open space as set out in the Developer Contributions Supplementary Planning Document or successor documents and to provide connection to open spaces and green infrastructure nearby.</p> <p>A proposal should seek to avoid the whole or partial loss of an area of open space, an outdoor recreation facility, area of garden land or allotment that:</p> <ol style="list-style-type: none"> <li>contributes to the distinctive form, character and setting of a settlement or creates a focal point;</li> <li>is part of a heritage asset or provides the setting or part of the setting of a heritage asset; or</li> <li>is of particular value for wildlife, sport or recreation.</li> </ol> <p>Where such a loss is unavoidable the proposal will be expected to include appropriate mitigation and/or compensation.</p> <p>Mitigation and compensation must provide a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities. Mitigation and compensation may include the enhancement of remaining open spaces in cases of partial loss or the enhancement of other existing facilities that would serve the same people as that being lost.</p> <p><b>Local Green Space</b></p> <p>Local Green Spaces may be designated in Supplementary Planning Documents or in Neighbourhood Development Plans.</p> <p>Where a proposal is located on land designated as a Local Green Space it will only be supported where it is for:</p> <ol style="list-style-type: none"> <li>essential operational buildings, such as for the storage of tools or machinery for the maintenance or upkeep of the Local Green Space;</li> <li>the extension or alteration of an existing building provided that it does not significantly increase the height, scale or massing compared with the original building; or</li> <li>the replacement of a building, provided the new building is in the same use, does not significantly increase the height, scale or massing compared with the original building and is either sited in the same place as the original building or is sited where it has less impact than the original building on views into and out of the Local Green Space.</li> </ol>	<p><b>LP 32: Protection of Open Space</b></p> <p>A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:</p> <ol style="list-style-type: none"> <li>the loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or</li> <li>where the loss involves outdoor sport or recreational space:                     <ol style="list-style-type: none"> <li>the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use that would clearly outweigh the proposed loss; or</li> <li>the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.</li> </ol> </li> </ol> <p>In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.</p> <p><b>Local Green Space</b></p> <p>A Local Green Space may be designated in a Neighbourhood Development Plan where it accords with the criteria in the NPPF (see paragraphs 76 to 78).</p> <p>A proposal for development on a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.</p>

**Table 6.56 - Appraisal of changes to policy LP 32: Protection of Open Space**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Removal of reference to provision of new open space</li> <li>Simplification of explanation of areas of open space to which the policy applies</li> <li>Clarification of requirements where loss of outdoor sport or recreational space is proposed</li> </ul>
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<ul style="list-style-type: none"> <li>Requirement for replacement provision to meet identified local need</li> <li>Removal of repetition of NPPF text relating to local green space</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant as they amend the scope of the policy and may affect how policy is applied	

**Table 6.57 - SA Appraisal of significant changes to policy LP 32: Protection of Open Space**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 30: Open Space		Appraisal of Significant Changes (Stage D) - LP 32: Protection of Open Space	
	Effects	Commentary	Effects	Commentary
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The primary purpose of the policy is to ensure developments incorporate an appropriate proportion of open space.	+	The changes do not affect the appraisal in relation to this SA Objective
promote an increase in households that have easy access to natural green space? (SA4)	+	The policy promotes improved connections to open space and green infrastructure some of which will take the form of natural green space.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	The policy protects land that is of value for wildlife and requires mitigation where this is unavoidable.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of sites designated for their nature conservation value? (SA5)	+	The policy protects land that is of value for wildlife and requires mitigation where this is unavoidable.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy protects open space that contributes to the form, character and setting of a settlement.	+	The changes do not affect the appraisal in relation to this SA Objective
seek to minimise the potential adverse visual effects of development? (SA6)	~	Required open space may be used to minimise the visual effects of development but this is not explicit in the policy. The policy does however contain provisions aimed at minimising the effect of development on Local Green Spaces.	~	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy explicitly protects open space that is part of a heritage asset or its setting.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 4, 5, 6 and 7. It is unclear whether the policy seeks to minimise the potential adverse visual effects of all development which is one of the decision aiding questions for SA Objective 6. However the policy will result in beneficial effects in relation to this objective overall, in that it will help to protect, maintain and		The changes are generally not significant as the policy continues to support development of open space as long as it adheres to the guidelines set out in the policy.	

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 30: Open Space		Appraisal of Significant Changes (Stage D) - LP 32: Protection of Open Space	
	Effects	Commentary	Effects	Commentary
	enhance landscape and townscape character. No changes are recommended. Most of the impacts will be permanent, through new open space delivered, and through preventing damage and promoting additional protection to existing provision.			



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### Rural Buildings

#### Policy as originally appraised (Stage B)

##### Policy 11: The Relationship Between the Built-up Area and the Countryside

###### Built-up Areas

All settlements defined as Key Service Centres (Footnote 1), Small Settlements (Footnote 2) or as settlements that are part of a Spatial Planning Area (Footnote 3), are considered to have a built-up area.

The built-up area is defined as a group of existing non-agricultural buildings of a permanent nature and their immediate surroundings. Most settlements have a single built-up area but where settlements historically comprise more than one distinct area, each will be treated in the same way.

The built-up area of a settlement may include areas within another parish. In such areas the built-up area will be considered as a single entity rather than separate areas.

A series of specific sites are allocated in this Plan in order to promote sustainable growth in Huntingdonshire.

Only once these allocations have been developed will they form part of the built-up area.

###### Countryside

The countryside includes all land outside of built-up areas and those hamlets, groups of buildings and individual buildings that are clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements.

A proposal located in the countryside will be expected to demonstrate that there are clear sustainability benefits for the proposal being located there. Sustainability benefits will depend on the use or uses proposed and how the proposal complies with applicable policies of this plan and the NPPF.

A series of specific sites are allocated in this Plan, many of which would were it not for their allocation be considered to be part of the countryside. Areas of open or green space that are brought forward as part of such sites will be treated as part of the countryside.

###### Reuse of Existing Buildings

A proposal that includes the reuse of existing buildings in the countryside will be expected to demonstrate that:

- a. the building is of permanent and substantial construction, and is structurally capable of being converted; or
- b. the building is of historic or architectural value which the proposal will safeguard; and
- c. the proposal does not include substantial extension or alteration.

###### Replacement Buildings

#### Policy appraised for significant changes (Stage D)

##### LP 33: Rural Buildings

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will only be supported where it can be demonstrated that:

- a. the building is;
  - i. redundant or disused;
  - ii. no longer economically capable of being used for the last or a permitted use;
  - iii. of permanent and substantial construction;
  - iv. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
  - v. structurally capable of being converted for the proposed use; and
- b. the proposal:
  - i. would lead to an enhancement of the immediate setting; and
  - ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

A proposal for the replacement of a building in the countryside will only be supported where criteria a, i to iv above are fulfilled and:

- c. the existing building;
  - i. is not capable of being converted to the proposed use; and
  - ii. detracts substantially from the immediate surroundings or the wider landscape; and
- d. the proposal;
  - i. would lead to a clear and substantial enhancement of the immediate setting; and
  - ii. is limited to the same floorspace as the existing building.

Replacement buildings should be in the same position as the building being replaced unless relocation would help mitigate adverse impacts, in which case relocation must be considered comprehensively so that the new location has the

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<p>A proposal that includes the replacement of an existing building in the countryside may be supported where the building to be replaced:</p> <ol style="list-style-type: none"> <li>is of permanent and substantial construction, but is not capable of being converted to the proposed use; and</li> <li>detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.</li> </ol> <p>Replacement buildings will be expected to be located in the same position as the building being replaced unless relocation would bring about benefits in terms of its impact upon landscape or townscape character or for the amenity of existing residents or the users of existing buildings.</p> <p>Modest increases in size, scale or form of the replacement building over that of the building being replaced will be supported.</p> <p><b>Exceptions</b></p> <p>In exceptional circumstances, as set out in the Policy 3 'Enabled Exceptions' policy, a proposal that does not necessarily comply with the above requirements may be supported.</p>	<p>least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.</p>
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**Table 6.58 - Appraisal of changes to policy LP 33: Rural Buildings**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Removal of the sections on built up area and the countryside to separate policies</li> <li>Restriction of the policy to application only to those proposals which would not be permitted under the prior approval procedures</li> <li>Addition of a requirement for the building to no longer economically capable of being used for the last or a permitted use</li> <li>Addition of a requirement for the proposal to positively enhance the immediate setting</li> <li>Inclusion of more stringent criteria regarding replacement of buildings</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are significant due to the amount of material removed from the policy and enhanced requirements regarding the condition of any existing building and for positive enhancements to the setting.</p>	

**Table 6.59 - SA Appraisal of changes to policy LP 33: Rural Buildings**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of Significant Changes (Stage D) - LP 33: Rural Buildings	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Preference is given to previously development land through reuse and redevelopment of existing buildings. The definition of the built up area could be clarified to ensure that the countryside is not developed inappropriately.	+	The changes enhance the focus of the policy onto reuse or redevelopment of existing buildings.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	There is no distinction between agricultural land grades. The section on replacement buildings could be amended to promote use of lower grade land where a choice exists.	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of Significant Changes (Stage D) - LP 33: Rural Buildings	
	Effects	Commentary	Effects	Commentary
promote development in locations where higher densities are appropriate? (SA1)	+	Policy focuses growth within the existing built-up area where higher densities are more likely to be appropriate than in the open countryside.	N	The relevant element of the policy has been removed
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Policy focuses on types of area rather than specific locations so the impact on individual water treatment works and their available capacity cannot be ascertained.	N	The relevant element of the policy has been removed
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	Policy focuses growth within the existing built-up area where formal open space provision is more likely to be accessible than in the countryside.	N	The relevant element of the policy has been removed
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Policy limits the scale of development in open countryside providing a general response but without recognising any particular landscape character type.	~	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	Policy focuses development to within built-up area providing a general response but without recognising any particular townscape characteristics.	N	The relevant element of the policy has been removed
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	Policy aims to minimise development in areas where the need to travel would be high so contributes to this by restricting alternatives.	N	The relevant element of the policy has been removed
promote the retention of the quiet rural character of the district? (SA10)	+	The primary purpose of the policy is to promote this by restricting unnecessary development in the countryside.	~	The changes restrict development to previously developed locations minimising further impact
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	~	Limited scope, the policy facilitates rural exceptions housing.	N	The relevant element of the policy has been removed
facilitate access to basic services? (SA17)	~	Implicit through focusing development within existing built-up areas.	N	The relevant element of the policy has been removed
enhance Huntingdonshire as a business location and encourage inward investment? (SA 19)	~	Implicit through focusing development within existing built-up areas and defined allocations providing clear growth opportunities and protecting countryside areas.	N	The relevant element of the policy has been removed

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of Significant Changes (Stage D) - LP 33: Rural Buildings	
	Effects	Commentary	Effects	Commentary
reduce the need to travel? (SA21)	+	Implicit through focusing development within existing built-up areas and defined allocations with greater opportunities for accessing employment and services locally.	N	The relevant element of the policy has been removed
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10 and 21. The effects of the policy are uncertain in relation to part of SA Objective 1 and SA Objectives 2, 6, 14, 17 and 19. Measures suggested to improve the policy include clarifying the definition of the built-up area; and amending the section on replacement buildings to promote use of lower grade land where a choice exists. The positive effects will be permanent for the lifetime of the development delivered and will be felt immediately, for instance by reducing the need to permit development in the countryside.		The scope of the policy has changed fundamentally such that its relevance to many of the sustainability objectives has been eliminated.	

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### Heritage Strategy

**NB: This is a new policy so has not been appraised previously.**

#### LP 34: Heritage Strategy

The Council will give great weight to the conservation of heritage assets in Huntingdonshire.

The Council will seek to protect non-designated assets by establishing local lists.

The Council will work to ensure that the effective conservation and enhancement of conservation areas is enabled through a programme of review and updating of conservation area character statements.

The Council will work proactively with property owners and other stakeholders to ensure positive management of heritage assets. This management will recognise the significance of the historic environment and its contribution to local character and identity whilst accommodating the changes necessary to secure viable and sustainable uses. Where possible opportunities will be taken to enable public enjoyment and interpretation of heritage assets.

Key assets that contribute to the distinct identity of Huntingdonshire that are a priority for conservation and enhancement include:

- a. listed buildings with a wider visual and economic benefit;
- b. registered parks and gardens;
- c. listed churches;
- d. historic built form including distinctive street patterns and traditional building materials;
- e. historic landscape features and the many ancient and semi-natural woodlands;
- f. the heritage associated with significant historic figures with a local connection.

**Table 6.60 - SA Appraisal of policy LP 34: Heritage Strategy**

Decision Aiding Questions Will it...	Effects	Commentary
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy will promote the protection of the diversity and distinctiveness of landscape and townscape character where heritage assets and/ or their settings would be affected.
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy will improve the quality of urban, architectural and landscape design where heritage assets and/ or their settings would be affected.
seek to minimise the potential adverse visual effects of development? (SA6)	+	The policy will help to minimise the potential adverse visual effects of development where heritage assets and/ or their settings would be affected.
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy is specifically states that the Council will place great weight on the importance of the conservation of heritage assets, which is a statutory requirement.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 7. The policy could be improved by being clearer about how development proposals might be expected to contribute to the achievement of the aims of the policy, however as the Council does not have a specific freestanding heritage strategy this is not possible.</p>		

### Heritage Assets and their Settings

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 31: Heritage Assets and their Settings</b></p>	<p><b>LP 35: Heritage Assets and their Setting</b></p>
<p>A proposal which affects a heritage asset or its setting must demonstrate how it will conserve and where appropriate enhance the asset. A proposal will be required to show that:</p>	<p>Considerable weight and importance is given to the avoidance of harm to the significance of heritage assets and their settings. The statutory presumption against the avoidance of harm can only be outweighed if there are material considerations that are powerful enough to do so.</p>
<ul style="list-style-type: none"> <li>a. it has clearly identified all the heritage assets affected by the proposal and their special interests and this has been set out in a heritage statement;</li> <li>b. the design, siting, scale form and materials of any proposed development will be sympathetic to the special interests of the heritage asset;</li> <li>c. it would not have an adverse impact on views of or from the heritage assets or of the open spaces, trees or street scene which contribute positively to the heritage assets and their setting;</li> <li>d. it clearly sets out how any alterations preserve the interests of a listed heritage asset;</li> <li>e. the potential impact of installation and operation of any renewable and low carbon energy generating technologies on the special interests of any heritage assets affected will not cause substantial harm to any heritage asset or the setting of any heritage asset; and</li> <li>f. where demolition of a heritage asset is proposed a feasibility study will be required to assess the potential for retention and reuse of the heritage asset and the case of demolition is clearly and convincingly justified.</li> </ul>	<p>A proposal will be required to demonstrate that the potential for adverse impacts on the historic environment have been investigated. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:</p>
	<ul style="list-style-type: none"> <li>a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;</li> <li>b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;</li> <li>c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;</li> <li>d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and</li> <li>e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.</li> </ul>
	<p><b>Conversion, Alteration or Other Works to a Heritage Asset</b></p>
	<p>Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:</p>
	<ul style="list-style-type: none"> <li>f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;</li> <li>g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;</li> <li>h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;</li> <li>i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and</li> <li>j. contributes to securing the long term maintenance and management of the heritage asset.</li> </ul>
	<p>A proposal which would lead to substantial harm to or the total loss of the significance of a designated heritage asset will require an independent feasibility study to assess the potential for retention and reuse of the asset. A proposal will only be supported where the study demonstrates that retention and reuse are not achievable or substantial public benefits outweigh the harm caused by the loss of the heritage asset. Where total loss is determined to be justified comprehensive recording, analysis of the results and publication, following an agreed programme will be required.</p>

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	<p><b>Conservation Areas</b></p> <p>A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:</p> <ul style="list-style-type: none"> <li>k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;</li> <li>l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and</li> <li>m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.</li> </ul> <p><b>Archaeology</b></p> <p>If initial assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake field evaluation in advance of determination of the application.</p> <p>Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.</p>
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**Table 6.61 - Appraisal of changes to policy LP 35: Heritage Assets and their Settings**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Substantial expansion of the scope of the policy</li> <li>● Addition of reference to the weight accorded to significance of harm in accordance with NPPF</li> <li>● Additional guidance on proposed conversion or alteration of heritage assets including protecting the significance of the asset and its setting, conserving its character and ensuring its continuing maintenance and management</li> <li>● Introduction of guidance for proposals in conservation areas</li> <li>● Introduction of guidance on archaeology</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are considered to be significant because the application of the policy will be more extensive and may require addition work by applicants for development to demonstrate the acceptability of their proposal.</p>	

**Table 6.62 - SA Appraisal of significant changes to policy LP 35: Heritage Assets and their Settings**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 31: Heritage Assets and their Settings		Appraisal of Significant Changes (Stage D) - LP 35: Heritage Assets and their Setting	
	Effects	Commentary	Effects	Commentary
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy will promote the protection of the diversity and distinctiveness of landscape and townscape character where heritage assets and/ or their settings would be affected.	+	The changes reinforce this across a wider range of applications, particularly those in conservation areas



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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 31: Heritage Assets and their Settings		Appraisal of Significant Changes (Stage D) - LP 35: Heritage Assets and their Setting	
	Effects	Commentary	Effects	Commentary
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy will improve the quality of urban, architectural and landscape design where heritage assets and/ or their settings would be affected.	+	The changes do not affect the appraisal in relation to this SA Objective
seek to minimise the potential adverse visual effects of development? (SA6)	+	Requirements in the policy will help to minimise the potential adverse visual effects of development where heritage assets and/ or their settings would be affected.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of heritage assets (including designated and non-designated) and their settings? (SA7)	+	The policy is specifically designed to achieve the protection of heritage assets (including designated and non-designated) and their settings. However, at Stage B it makes no distinction over the level of significance of the heritage asset and hence the level of protection that should be given to it.	+	The significance of the asset is referred to in several criteria. The policy will effectively promote the protection of heritage assets.
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	The policy seeks to ensure that the impacts from renewable and low carbon energy generating technologies on the special interests of any heritage assets do not adversely affect it. It is therefore considered that the policy would have uncertain effects in this regard.	N	The specific reference to this has been deleted. Proposals such as solar panels on listed buildings will be treated in accordance with the criteria in the same way as any other proposal in accordance with national guidance.
promote accessibility for all members of society, including the elderly and disabled? (SA15)	~	In seeking to protect the special interests of heritage assets the policy would not necessarily promote accessibility for all members of society as changes that are necessary for easy access for the disabled may not be viewed positively.	~	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 6 and 7. The effects in relation to SA Objectives 8 and 9 were uncertain at Stage B as the objectives promote renewable energy and accessibility, but these may be constrained in heritage buildings. In this case the advantages of retaining heritage are considered to outweigh these disadvantages. The policy has been improved since Stage B by referring to heritage assets of differing levels of significance. Heritage assets cannot be replaced therefore protection of them has the potential for long term positive effects. However, it is recognised that the policy allows for change and demolition in certain circumstances.		The changes should have a positive improvement by ensuring that heritage assets are taken into account in a more detailed manner and across a wider range of proposals.	

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## Renewable and Low Carbon Energy

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 5: Renewable and Low Carbon Energy</b></p>	<p><b>LP 36: Renewable and Low Carbon Energy</b></p>
<p>A proposal for a renewable or low carbon energy generating scheme will be supported where adverse impacts including cumulative impacts have been addressed satisfactorily. In addressing adverse impacts proposals will demonstrate how they will seek to avoid harm to:</p>	<p>A proposal for wind energy development of a scale that would require planning permission will not be supported.</p>
<p>a. the environment and local amenity including noise levels;</p> <p>b. any heritage assets and/ or their settings;</p> <p>c. biodiversity; and</p> <p>d. the character of the surrounding landscape with reference to the Huntingdonshire Landscape and Townscape Assessment SPD (2007)(Footnote 1) and the Landscape Sensitivity to Wind Power Development SPD (2013)(Footnote 2) or successor documents.</p>	<p>A proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable.</p>
<p>If adverse impacts are identified and they are proven to be unavoidable, every effort will be made to minimise them. The level of harm and the extent to which adverse impacts have been addressed will be weighed against the public benefits of the proposal.</p>	<p>When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal.</p>
<p>Provision will be made for the removal of apparatus and reinstatement to an acceptable condition, should the scheme become redundant and/ or at the end of the permitted period for time limited planning permissions.</p>	<p>When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of sustaining and enhancing the significance of such assets.</p>
<p>In assessing the likely impacts of potential wind energy development in determining planning applications for such development the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts) will be followed.</p>	<p>When identifying and considering landscape impacts regard will be had to the <a href="#">Huntingdonshire Landscape and Townscape Assessment SPD (2007)</a> or successor documents.</p>
<p>Footnote 1: Available from the council's website Footnote 2: Available from the council's website</p>	<p>Having identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on the significance of heritage assets will be considered at this point, for all other impacts alternative enhancement and/ or compensatory measures should be assessed and included in order to make the impact acceptable. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.</p>
	<p>Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.</p>

**Table 6.63 - Appraisal of changes to policy LP 35: Renewable and Low Carbon Energy**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Wind turbine developments have been excluded from the policy, reflecting the relevant Written Ministerial Statement</li> <li>• Addition of requirement to considering sustaining and enhancing the significance of heritage assets and/or their settings</li> <li>• Addition of requirement for alternative enhancement and/or compensatory measures to counter residual environmental effects</li> <li>• Addition of requirement for sufficient information to undertake a Habitats Regulations Assessment if appropriate</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>

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These changes are considered to be significant because they significantly limit the areas within wind turbines may be permitted. They should ensure greater protection from adverse impacts and allow significantly more influence by the local community in decision making.

**Table 6.64 - SA Appraisal of significant changes to policy LP 35: Renewable and Low Carbon Energy**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 5: Renewable and Low Carbon Energy		Appraisal of Significant Changes (Stage D) - LP 36: Renewable and Low Carbon Energy	
	Effects	Commentary	Effects	Commentary
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	The policy incorporates specific criteria seeking to address the impact of renewable or low carbon energy generating schemes on landscape character.	+	The changes significantly reduce the area within which wind turbines may be permitted reducing impact on all landscape types. The changes for other forms of renewable and low carbon energy do not affect the appraisal in relation to this SA objective.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	The policy incorporates specific criteria that seek to address the impact of renewable or low carbon energy generating schemes on townscape character.	+	The changes significantly reduce the area within which wind turbines may be permitted reducing impact. The policy now seeks alternative enhancement or compensatory work to mitigate any residual adverse impact of other forms of renewable and low carbon energy.
promote development which preserves and enhances the district's heritage? (SA7)	+	The policy incorporates specific criteria that seek to address the potential adverse effects on heritage assets and their settings of renewable or low carbon energy generating schemes.	+	The changes have enhanced this through specific requirements relating to heritage assets and their settings
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	+	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable development to take advantage of opportunities for decentralised low carbon energy sources or networks.	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable climate change mitigation.	-	The changes effectively prevent all but the smallest wind energy development from contribute to this SA Objective; other forms remain unchanged.
promote the retention of the quiet rural character of the district? (SA10)	~	Although the policy seeks to address impacts including noise, it does not specifically seek to retain the quiet rural character of the district. For some types of renewable and low carbon energy some noise is inevitable. Impacts are therefore uncertain.	~	The changes do not affect the appraisal in relation to this SA Objective. Policy does however state that apparatus and a reinstatement of the site to an acceptable condition will take place when the scheme is mad redundant.

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 5: Renewable and Low Carbon Energy		Appraisal of Significant Changes (Stage D) - LP 36: Renewable and Low Carbon Energy	
	Effects	Commentary	Effects	Commentary
<b>Conclusions:</b>	<p>This policy is considered to have potentially beneficial effects with regards to SA Objectives 6, 7, and 8. It is uncertain whether the policy promotes the quiet rural character of the district in respect of SA Objective 10 and it is noted that renewable and low carbon energy could result in noise pollution. The minimisation of adverse impacts is included in the policy and no changes are recommended. The effects of this policy are expected to increase over time and to be permanent as the effect of reduced carbon dioxide emissions will remain beyond the lifetime of the development.</p>		<p>Substantial changes have arisen in response to the Written Ministerial Statement relating to wind turbine development. Evidence shows that in Huntingdonshire wind energy is one of renewable energy sources with the most potential and so to effectively prevent such development is considered to have a significant negative impact for SA Objective 8. Other forms of renewable and low carbon energy generation may still make a positive contribution.</p>	

### Air Quality

**NB: This is a new policy so has not been appraised previously.**

#### LP 37: Air Quality

A proposal will need to be accompanied by an Air Quality Assessment where:

- a. it is for large scale major development;
- b. it would potentially conflict with an Air Quality Action Plan;
- c. any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a Clean Air Zone (CAZ);
- d. a significant proportion of traffic generated would go through an AQMA or a CAZ; or
- e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds  $35\mu\text{g}/\text{m}^3$ .

An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

- f. the existing state of air quality surrounding the site;
- g. how the proposal could affect air quality during construction and operational phases;
- h. the extent to which people could be exposed to poor air quality; and
- i. how biodiversity could be affected by changes in air quality as a result of the proposal.

A proposal will need to be accompanied by a low emissions strategy where the air quality assessment shows that the proposal would:

- j. have a significant adverse effect on air quality;
- k. have an adverse effect on the air quality factors that led to the affected AQMA being designated;
- l. cause a significant increase in the number of people that would be exposed to poor air quality; or
- m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality.

The low emissions strategy will include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA/ CAZ, prioritising actions identified in relevant Air Quality Action Plans.

In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

**Table 6.65 - SA Appraisal of policy LP 37: Air Quality**

Decision Aiding Questions Will it...	Effects	Commentary
promote the protection of sites designated for their nature conservation value? (SA 5)	~	It is likely that this policy will have positive effects for designated sites that are sensitive to poor air quality as it seeks to ensure that causes of air pollution are dealt with, however it does not specifically address or have requirements related to designated sites. Effects are therefore considered to be uncertain.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	~	The most significant source of Nitrogen dioxide is motor vehicles. Measures to minimise NO2 from vehicles are likely to help address climate change. However this is an indirect and uncertain impact.
promote an increased proportion of energy needs being met from renewable sources? (SA8)	~	This policy is likely to supports zero and low emission vehicles, as a measure resulting from a low emissions strategy, which is thought will increase the proportion of energy needs being met from renewable

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Decision Aiding Questions Will it...	Effects	Commentary
		sources. However this effect is likely to be limited, as an indirect effect of minimising air pollution from traffic.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	This policy is aimed at minimising and tackling air pollution. The effects are considered to be positive, will take effect immediately and be long lasting.
improve accessibility by means other than the car? (SA21)	~	The policy is likely to address pollution from traffic, which is considered likely to have positive effects for improving accessibility by means other than the car. However this effect is likely to be limited, as an indirect effect of minimising air pollution from motor vehicles.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objective 10 and uncertain effects with regards to SA Objectives 5, 8 and 21. Effects are mostly considered to be indirect and limited but are likely to be positive, taking effect immediately and be long lasting. The policy has a particular focus on air pollution so any amendments to address uncertain effects could potentially dilute that focus.</p>		

### Ground Contamination and Groundwater Pollution

**NB: This is a new policy so has not been appraised previously.**

#### LP 38: Ground Contamination and Groundwater Pollution

Where ground contamination of a site and/ or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated.

Where investigation shows that development could result in an unacceptable risk a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light. If the risk assessment shows that risks are not acceptable then more detailed investigation will be required including how remediation and/ or amendments to the proposal can make the risks acceptable.

Only where these further investigations show that the risk can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

Where remediation is necessary a strategy for its implementation and, where appropriate, maintenance will need to be agreed, that demonstrates that:

- a. the site is safe for development;
- b. there would be no adverse health impacts to future/ surrounding occupiers; and
- c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.

#### Protection of Groundwater

A proposal within a Source Protection Zone (SPZ) 1 or 50m of a private potable groundwater source that includes any of the following development types will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the Environment Agency's Groundwater Protection Policy, or successor documents.

A proposal within a SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained.

A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.

**Table 6.66 - SA Appraisal of policy LP 36: Ground Contamination and Pollution**

Decision Aiding Questions Will it...	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	~	The policy has an indirect relationship with this objective as it will affect development on previously developed land where there is, or maybe, contamination. This is an uncertain relationship.



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Decision Aiding Questions Will it...	Effects	Commentary
promote the protection of sites designated for their nature conservation value? (SA5)	~	It is likely that this policy will have positive effects for designated sites as it seeks to ensure that pollution and contamination are dealt with, however it does not specifically address or have requirements related to designated sites. Effects are therefore considered to be uncertain.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	This policy is aimed at tackling pollution. The effects are considered to be positive, will take effect immediately and be long lasting.
<p><b>Conclusions:</b> This policy is considered to have potentially beneficial effects with regards to SA Objective 10 and uncertain effects with regards to SA Objectives 1 and 5. Effects are mostly considered to be indirect and limited but are likely to be positive, although limited, taking effect immediately and be long lasting. The policy has a particular focus on land contamination so any amendments to address uncertain effects could potentially dilute that focus.</p>		

### Water Related Development

Policy as originally appraised (Stage B)	Policy appraised for significant changes (Stage D)
<p><b>Policy 27: Residential Moorings</b></p>	<p><b>LP 39: Water Related Development</b></p>
<p>A proposal that includes a new residential berth or mooring will be supported where:</p>	<p>A proposal for water related development will be supported where it can be demonstrated that:</p>
<ul style="list-style-type: none"> <li>a. it is located within or adjacent to the built-up area of an existing settlement;</li> <li>b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;</li> <li>c. use of any paths adjacent to the water body will not be impeded;</li> <li>d. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;</li> <li>e. it will not overload the capacity of the watercourse or water body;</li> <li>f. local water quality and quantity will not be adversely affected;</li> <li>g. biodiversity of the water and its margins will be maintained or enhanced;</li> <li>h. it will not lead to any adverse impact on flood risk or flood defences;</li> <li>i. it will not cause an adverse impact on its immediate surroundings or the wider landscape; and</li> <li>j. the proposal complies with the Middle Level Commissioners’s moorings policy as applicable.</li> </ul>	<ul style="list-style-type: none"> <li>a. it will not overload the capacity of the watercourse or water body;</li> <li>b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;</li> <li>c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;</li> <li>d. the use of any publicly accessible paths or other forms of access to the water body will not be compromised or impeded;</li> <li>e. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's Anglian river basin district River Basin Management Plan and the Water Framework Directive;</li> <li>f. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced;</li> <li>g. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk</li> <li>h. it will contribute to the re-naturalisation of the water body; and</li> <li>i. there is adequate demand to justify the creation of new berths or moorings where they are proposed.</li> </ul>
<p>A proposal for the conversion of an existing leisure berth or mooring to residential use will be supported where it can be demonstrated that there is substantial over provision of leisure berths or moorings in the surrounding area and the above criteria are met. Such conversions will be limited to a maximum of 20% of the total moorings/ berths in that location.</p>	<p><b>Residential Moorings</b></p>
	<p>A proposal for a berth or mooring for permanent sole or main residential use will be supported where:</p>
	<ul style="list-style-type: none"> <li>j. the boat will be moored to the bank of a watercourse or water body where that bank is within a built-up area; or</li> <li>k. the proposal is for a berth in a marina, where the marina is within or immediately adjacent to a built-up area and the use would not lead to a change in the character of the marina away from a tourist/ leisure facility.</li> </ul>

**Table 6.67 - Appraisal of changes to policy LP 39: Water Related Development**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Scope of policy widened to cover all water related development proposals rather than residential moorings through the introduction of elements originally part of the Tourism, Sport and Leisure Development policy and rationalisation of similar requirements</li> <li>• Addition of reference to the Environment Agency's Anglian river basin district River Basin Management Plan and the Water Framework Directive</li> <li>• Deletion of reference to Middle Level Commissioner's.</li> <li>• Amendment of criteria concerning residential moorings to provide clearer guidance on acceptable locations and removing limitation on the proportion of moorings used for permanent residency</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>

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These changes are considered to be significant because the changes widen the scope of the policy significantly. The policy also now draws reference to the Environment Agency's Anglian River Basin Management Plan and the Water Framework Directive.

**Table 6.68 - SA Appraisal of significant changes to policy LP 39: Water Related Development**

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 27: Residential Moorings		Appraisal of Significant Changes (Stage D) - LP 39: Water Related Development	
	Effects	Commentary	Effects	Commentary
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA 3)	+	Requirements within the policy seek to ensure that development has taken flood risk into account. The policy could be more specific about the requirement applying to displaced risk in addition to risk in the immediate surroundings.	+	Reference to displaced flood risk has been added to g)
promote the conservation of species, the reversal of their decline, and the enhancement of diversity? (SA5)	+	Requirements within the policy seek to ensure that biodiversity is maintained or enhanced.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the protection of sites designated for their nature conservation value? (SA5)	~	Although requirements within the policy seek to ensure that biodiversity is maintained or enhanced it does not make specific reference to sites designated for their nature conservation value. Several of the most important nature conservation sites in Huntingdonshire can be adversely affected by changes in water quality and/ or quantity. The policy could make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity.	+	Amendments to this policy have been made to highlight more specific requirements in regards to sites designated for conservation uses.
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA 6)	N	Effects were not appraised at this stage for this decision aiding question	+	Policy seeks measures to maintain or enhance river morphology and to contribute to re-naturalisation of rivers and lakes. These requirements are considered to have a positive, although probably limited, effect on protecting the diversity and distinctiveness of landscape character.
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA 10)	N	Effects were not appraised at this stage for this decision aiding question	+	Policy seeks measures to maintain or enhance water quality and quantity. These requirements are considered to have a positive effect on protecting against adverse effects from pollution.
support the provision of housing that will meet	+	The policy is designed to set out the circumstances where residential	+	The policy is no longer specifically designed to

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Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 27: Residential Moorings		Appraisal of Significant Changes (Stage D) - LP 39: Water Related Development	
	Effects	Commentary	Effects	Commentary
identified needs (including for affordable and traveller accommodation)? (SA14)		moorings would be acceptable in order to meet that particular housing preference.		address residential moorings. This change does not however change the effect the policy will have.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 3, 5, and 14. It is uncertain whether the policy adequately meets the SA Objective 5 regarding biodiversity and habitats. Effects are considered to be cumulative and permanent. The policy could make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity. The policy could also be more specific about the requirement applying to displaced flood risk in addition to risk in the immediate surroundings.		As the scope of the policy has been widened it was considered appropriate to appraise it in respect of SA Objectives 6 and 10. This policy is considered to have potentially beneficial effects with regards to these SA Objectives. These effects are considered to be cumulative and permanent.	

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## Sites

- 6.40** The significance of changes to the draft allocations is appraised taking account of how the sites were appraised as part of Stage B. As set out in 'Site Appraisals' above potential sites were appraised in terms of sustainability as part of the assessment of their suitability, availability and achievability. Part of the purpose of site assessments is to determine the type and amount of development the site is suitable for, which the sustainability appraisal helps to inform. Therefore when the sustainability appraisal was completed the type and amount of development had not been decided upon and so the appraisal was based on the principle of developing the site and the general type of development. This is in contrast to the appraisal of Spatial Objectives and draft policies of the plan which were completed on finished drafts<sup>(29)</sup>.
- 6.41** This early appraisal has implications for the consideration of whether changes are significant or not. It means that where the type of development remains the same but changes have been made to the capacity of sites this shouldn't be considered as significant, as the basis on which the sustainability appraisal was completed has not changed. Similarly if sites are considered suitable for mixed use development and the mix of uses changes but the main use is unchanged this should not be considered significant. The decision to not take forward a site as a draft allocation is also not a significant change as it doesn't affect the basis on which the site was appraised or the conclusion about its suitability.
- 6.42** As with policies that have been developed since the original Stage B appraisals, sites that have been included in the Local Plan Consultation Draft 2017 as draft allocations for the first time (having been assessed in the Housing and Economic Land Availability Assessment: Additional sites 2016 or as a result of planning permission being granted) are treated as significant changes and their Stage B appraisal is included in sections below. The following table sets out the range of changes and whether they are considered to be significant:

Change to	Significant?	Explanation
<b>Capacity</b>	<b>No</b>	A change to the capacity of a site is not considered to be a significant change, as the basis on which the sustainability appraisal was completed has not changed.
<b>Mix of uses, but main use is unchanged</b>	<b>No</b>	A change to the mix of uses, but where the main use remains the same is not considered to be a significant change, as the basis on which the sustainability appraisal was completed has not changed.
<b>A site not being included as a draft allocation</b>	<b>No</b>	A site not being included as a draft allocation, possibly due to the application of the sequential test for flood risk, is not considered to be a significant change, as the basis on which the sustainability appraisal was completed has not changed.
<b>Include site as draft allocation for the first time</b>	<b>Yes</b>	The appraisals for these 'new' sites are included as part of the appraisals from the 'Housing and Economic Land Availability Assessment: Additional sites 2016' below or will be appraised in the Housing and Economic Land Availability Assessment 2017.
<b>Mix of uses, including the main use</b>	<b>Yes</b>	A change to the mix of uses that includes the main use, for example where a retail led mix changes to a residential led mix, is likely to be a significant change, as the basis on which the sustainability appraisal was completed has changed and different sustainability impacts would be likely.

<sup>29</sup> Details about how the significance of changes to the Spatial Objectives and policies are appraised is set out above in 'D 2: Appraise significant changes'.

- 6.43** Where a change is considered to be significant and either the site has not previously been subject to sustainability appraisal (because it has been included as a draft allocation as a result of a recent planning permission) the site will be appraised afresh in the Housing and Economic Land Availability Assessment 2017.

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### Housing and Economic Land Availability Assessment: Additional sites 2016

- 6.44** As part of the on-going preparation work for the Local Plan the Council produced the Housing and Economic Land Availability Assessment: Additional Sites 2016 (HELAA 2016) which was consulted upon as a stand-alone consultation between 26 September and 7 November 2016.
- 6.45** The sites assessed in the document were those that had been submitted over the period since the 'Environmental Capacity Study: Additional site assessments 2013', and in particular during and immediately after the Huntingdonshire Local Plan to 2036: Targeted Consultation, early in 2015.
- 6.46** The study was produced as an add-on to the Huntingdonshire Environmental Capacity Study but include a revised and more detailed methodology that included a range of changes from previous versions of the study, principally to take account of the [National Planning Practice Guidance](#), which was first published in March 2014. In terms of SA the changes included new commentary within each site assessment on 'Constraints analysis'. This considered the constraints and potential adverse effects identified in the SA and site assessment and sought to identify ways that they could be avoided, minimised or mitigated. This reflects the requirements of the practice guidance and more clearly fulfils task B 5: Consider ways of mitigating adverse effects and maximising beneficial effects.
- 6.47** The following sections present the sustainability appraisal for each site followed by the constraints analysis as set out out in the HELAA 2016. For the full site assessments see the [Housing and Economic Land Availability Assessment: Additional Sites Consultation 2016](#).
- 6.48** Site assessments from the HELAA 2016 have since been updated in the [Housing and Economic Land Availability Assessment 2017](#) (HELAA July 2017) that was finalised after the Draft Final SA.

### Huntingdon Spatial Planning Area

- 6.49** The Huntingdon Spatial Planning Area incorporates the whole parish of Huntingdon, and parts of the parishes of Brampton and Godmanchester including the settlements and the intervening land connecting to Huntingdon. It also covers small parts of Alconbury, Kings Ripton, Wyton on the Hill and Houghton and Wyton parishes where they closely relate to the built up area of Huntingdon. The Spatial Planning Area includes a substantial part of The Stukeleys parish, but specifically excludes the villages of Great and Little Stukeley.
- 6.50** Sites in the Huntingdon Spatial Planning Area assessed in the Housing and Economic Land Availability Assessment: Additional sites 2016:

'RAF Alconbury'  
'West of Brampton'  
'Brampton Golf Course'



### RAF Alconbury

**6.51** This site is approximately 84ha and is located north of Ermine Street, Little Stukeley, to the northwest of Huntingdon. It was proposed for residential led mixed use development of approximately 1,680 dwellings.

**Table 6.69 : Sustainability appraisal of RAF Alconbury**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The site is previously developed and classed as non agricultural. Mixed density development is considered appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts. There is a treatment works associated with the site, however it is assumed that some work would be necessary; potential may exist to link to improvements associated with Alconbury Weald.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land is in flood zone 1 and not in the rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	There are several small areas of green space within and near to the site but none are 2ha or more. Some provision is expected as part of the Alconbury Weald development. It is expected that there will be opportunities to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Great Stukeley Railway Cutting SSSI is the closest but is more than 1km away. There may be potential for protected species due to trees and other suitable habitats on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	The site is enclosed by Alconbury Weald to the north and Little Stukeley to the west.
SA 7	Will development impact on heritage assets or their settings?	~	There are several listed buildings nearby as well Little Stukeley Conservation Area but development on this site is not considered to significantly affect these assets
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities to link with any decentralised low carbon energy sources/ networks at Alconbury Weald should be given detailed consideration.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	It is expected that some level of light, noise and other forms of pollution would result from development. However as the site is currently in use there is unlikely to be any significant change.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	~	There are existing sports facilities within the site. Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that open space and outdoor sports facilities will be provided.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are several facilities in the Stukeleys. Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that cultural or social facilities will be provided.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential accommodation would be provided.
SA 15	Will development address a particular housing equality issue?	+	Given the scale of development affordable housing would be provided.
SA 16	Will development help to make the area safer?	+	Development would prevent the risk associated with vandalism and anti-social behaviour that might arise if the vacated site were to become derelict.
SA 17	Is the site within 400m of a food shop?	~	Given the overall scale of development envisaged at Alconbury Weald, it is anticipated that a range of social and community services will be provided nearby.
	Is the site within 1km of a GP surgery/ health centre?	~	

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Adjacent to designated enterprise zone.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	Limited amount of employment development could be incorporated.
SA 20	Is the site within 600m of a primary school?	~	It is anticipated that primary school provision would be provided here or within the Alconbury Weald site as part of any proposed development.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops within 400m. Any major transport infrastructure constraints are currently unknown but are likely to be addressed as part of any proposals on Alconbury Weald. A mix of uses could be part of development.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

**Summary of SA:** The land is previously developed and comprises non agricultural land; it is not subject to flood risk (zone 1). It is well related to the designated enterprise zone which has potential to provide significant employment. Re-development would reduce the risks associated with a large site becoming derelict. There are currently some services and facilities within the site, but it is not known whether these could or would be retained or whether they would be replaced or whether the site would rely on services within the Stukeleys or Alconbury Weald.

### Constraints analysis

Given the scale of potential development a one form entry primary school would be required along with early years education facilities, either as part of the development or appropriate arrangements would need to be made to contribute towards provision of education facilities within the Stukeleys or Alconbury Weald.

There are currently sports facilities within the site, as well as some cultural facilities within the Stukeleys. Given the scale of development at the neighbouring Alconbury Weald, social, community, sports and cultural facilities are expected to be provided there. However, some facilities will be expected to be provided on this site.

There are currently only small areas of public open green space within and near to the site, although provision is expected as part of the Alconbury Weald development. Connections should be made to this provision, and to the wider green infrastructure network.

Huntingdon WWTW has consented headroom until approximately 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/ or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. On the other hand, there is a treatment works associated with the site. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

A proportionate transport assessment will be required to demonstrate that: safe, appropriate access can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. A sustainable transport network should be provided on site for vehicles, cyclists and pedestrians, incorporating links to the neighbouring Alconbury Weald and the surrounding area.

The scale of the development may give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.

The land is adjacent to Little Stukeley conservation area, and is close to a number of listed buildings on Pringle Way and Church Way. Impact on heritage assets therefore forms a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive effect on the setting of these heritage assets.

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SA Objective	Decision Aiding Question	Impact	Commentary
<p>Due to the presence of trees and other suitable habitats on site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p>			

### West of Brampton

**6.52** This site is approximately 12.2ha and is located to the west of Brampton between the A14 and A1. It was proposed for residential development of up to 150 dwellings reflecting a planning application submitted in February 2016 (16/00194/OUT), which was subsequently approved subject to completion of a S106 Agreement on 20 June 2016.

**Table 6.70 : Sustainability appraisal of West of Brampton**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield and is classed as grade 2 agricultural land. The site is likely to be suitable for low density development
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is located in flood zone 1 and is therefore at the lowest risk of flooding. There are no known issues with the use of SuDS.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	+	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	May give opportunities to link into strategic green infrastructure network. It is currently more than 300m from accessible natural green space of 2ha or more but there is potential for provision as part of development
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 700 metres away from two SSSIs. Limited scope for protected species in boundary hedges.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is enclosed to the west and north by trees bounding the A1 and A14; with limited views in and out of the site. Some visibility from within the existing residential area of Brampton due to relatively flat topography. There is potential for some significant impacts but these can be mitigated.
SA 7	Will development impact on heritage assets or their settings?	~	No designated heritage assets on site. Geophysical surveys indicated potential pits and ditches.

# 6 Stage D: Consultation and development of the plan

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	Due to the size of the development decentralised low carbon energy sources are not considered feasible.
SA 9	Is the site outside or adjacent to an air quality management area?	~	Adjacent to the Brampton AQMA
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Given the location of the site, the noise, light and visual pollution will not add any significant/ noticeable pollution. Noise from the A1 and A14 forms a constraint.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	-	There are no sports facilities within 500 metres. Huntingdon racecourse is within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Brampton Village Primary School is about 780m away from the site and is used for cultural and social activities.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is proposed
SA 15	Will development address a particular housing equality issue?	+	The scale of potential development means that affordable housing is likely to be provided.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	The nearest food shop in Brampton is just over 1km away. The nearest GP surgery is about 550m away.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	-	There are no major concentrations of employment within 2kms of the site.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Beyond the initial construction phase no employment is envisaged.
SA 20	Is the site within 600m of a primary school?	-	The site is about 780m away from Brampton Village Primary School.
SA 21	Is the site within 400m of a bus stop?	-	Nearest bus stop is on Miller Way just over 400m away. There are no known major transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary of SA:</b> Overall the assessment is broadly positive. This greenfield site would form an extension to the village of Brampton. It has no concerns from flooding and most services and facilities are available locally, albeit mostly slightly beyond the relevant threshold. However, there are no major employment opportunities nearby and a mix of uses is not proposed. The site is close to Brampton AQMA and noise from the A1 and A14 will constrain development.</p>			
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Brampton village.</p> <p>Due to the site's location adjacent to the A1 and A14 noise and light pollution are significant constraints. The design of any development proposal and its landscaping scheme should take account of the A14 improvement scheme and demonstrate how it will mitigate and minimise impacts and safeguard the amenity of future residents.</p> <p>The Detailed WCS has identified that reinforcement of the water supply network may be required, and that there is limited local foul sewerage network capacity. To address water supply issues, agreement will need to be reached with Anglian Water Services that any necessary improvements will be made before development is occupied. To address waste water treatment issues, enquiry with Anglian Water Services will be required to confirm capacity, and the necessary timescales for providing a solution.</p> <p>The design of any development proposal and its landscaping scheme should demonstrate how it will minimise negative landscape impacts from surrounding uses, and how it will respond to existing vistas, boundaries, trees and green infrastructure networks.</p> <p>Due to the established nature of site boundaries including mature trees there is some potential for protected species to be present on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p>			



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### Brampton Golf Course

**6.53** This site is approximately 3ha and is located east of Buckden Road, Brampton. It was proposed for residential development of up to 56 dwellings reflecting a planning application submitted in July 2016 (16/01484/OUT), which was subsequently approved subject to completion of a S106 Agreement on 21 November 2016.

**Table 6.71 : Sustainability appraisal of Brampton Golf Course**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Excluding the north eastern area of the site which is hardstanding, the land is not previously developed. Lower density is appropriate in this location adjacent to the Golf Course and on the outskirts of Brampton, in the Ouse valley.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	It is likely that some work will be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	More than half the site is located in flood zone 2. The site is not within the rapid inundation zone. Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The site is not within 300m of an area of accessible natural green space over 2ha. The relatively small size of the site, and its being surrounded on three sides by development/a private golf course means that it does not present opportunities to link into and/or form part of the green infrastructure network
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site is just within 2km of Portholme Meadow, an SAC. Potential for protected species due to hedgerow trees on the western boundary and mature trees and ponds on the adjacent golf course.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site has limited visibility from the road due to hedgerow trees, and from the wider countryside, due to the mature trees on the golf course.
SA 7	Will development impact on heritage assets or their settings?	+	Development is unlikely to affect any heritage assets.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is not large enough to support any decentralised energy.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is not within an air quality management area.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Light pollution is unlikely to have a detrimental impact on the adjoining Golf Course.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	The site is not currently within 500m of an area of open space, but mixed use redevelopment of RAF Brampton is anticipated incorporating sports pitches. The site is adjacent to Brampton Golf Course.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is not currently close to a facility, but a mixed use redevelopment of RAF Brampton is anticipated incorporating a community hall.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	The site is not close to services and facilities, but a mixed use redevelopment of RAF Brampton is anticipated incorporating a food shop.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Limited employment opportunities currently within 2km but a mixed use redevelopment of RAF Brampton is anticipated incorporating employment opportunities.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is potentially suitable for residential development. Additional jobs are unlikely unless through home working.
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of Brampton Village Primary School.
SA 21	Is the site within 400m of a bus stop?	+	The site is currently directly opposite a bus stop on the B1514. There are no known major transport infrastructure constraints. A mix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary of SA:</b> The site is for the most part open grassland, with a small area of hardstanding. The land is largely screened by hedgerow trees along the road frontage. A large part of the land is subject to flood risk being within flood zone 2. Once development at RAF Brampton takes place the site will be reasonably well located in terms of access to services.</p>			
<p><b>Constraints analysis</b></p> <p>More than half the site lies in Flood Zone 2. Space for surface attenuation SuDS may be limited within these higher flood risk zones. In addition, due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.</p> <p>The site's location on the edge of Brampton means that impact on the surrounding landscape is a development constraint. However, the site is screened from the B1514 by hedgerow trees, and is screened from longer distance views to the south and east by mature trees on and adjacent to Brampton Golf Course, minimising its impact on the Ouse Valley. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>Due to the presence of hedgerow trees on site, and mature trees and ponds on the adjacent golf course, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided to the B1514 to serve the development, and that any adverse off-site transport impacts can be adequately mitigated. The design of any development proposal and its landscaping scheme should demonstrate how it will provide safe pedestrian and cycle links to the development at RAF Brampton, and to Brampton village centre.</p>			

### St Neots Spatial Planning Area

- 6.54** The St Neots Spatial Planning Area incorporates the whole parish of St Neots and the part of Little Paxton parish lying east of the A1.
- 6.55** Sites in the St Neots Spatial planning Area assessed for the 'Housing and Economic Land Availability Assessment: Additional sites 2016':

'Riversfield, Little Paxton'

# 6 Stage D: Consultation and development of the plan

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### Riversfield, Little Paxton

**6.56** This site is approximately 9.6ha and is located south of the B1041 Great North Road. It was proposed for residential development of approximately 240 dwellings.

**Table 6.72 : Sustainability appraisal of Riversfield, Little Paxton**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield. The land is mostly classed as grade 3. Higher density may be appropriate for some of the site given recent adjacent developments.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	~	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Approximately 90% of the site is within flood zone 2; with 5% is flood zone 3 and a further 5% in flood zone 1. Groundwater flooding is a risk and use of SuDS may be constrained as the site is located within a source protection zone.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site is within 300m of St Neots Common, although it is some 600m across the nearest bridge. There is potential to link into and/ or form part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 170m away from St Neots Common SSSI. The site is also adjacent to the River Great Ouse a County Wildlife site. May be potential for protected species to exist on site due to trees and hedgerows on the boundaries and its proximity to SSSI and CWS.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	There are unlikely to be detrimental impacts. However, integration with Little Paxton would be challenging.
SA 7	Will development impact on heritage assets or their settings?	+	The southern boundary is adjacent to the St Neots Conservation Area. However, impacts would be limited.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	There are no known opportunities for decentralised low carbon energy sources or networks.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	The location is next to a main road and a residential area. There will be no significant pollution from the site.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of the River Great Ouse and St Neots Common. A golf course is 400m to the southwest of the site.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	~	Community building to be provided on Samuel Jones Crescent early in 2017.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide for an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	The scale of the site offers opportunities for meeting a range of housing needs.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Food stores are all more than 400m away. There is a GP surgery in Little Paxton which is just over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	St Neots town centre and variety of employment sites are 2 - 2.5kms away
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Beyond the initial construction phase this would be limited to home working.
SA 20	Is the site within 600m of a primary school?	-	The primary school is 700 metres to the northeast of the site access point.
SA 21	Is the site within 400m of a bus stop?	+	A mix of uses is not anticipated.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary of SA:</b> The overall assessment for this site is broadly positive. Key constraints include limited access to facilities. Little Paxton has a limited range of facilities and development on this edge location would have limited access even to these. Linked with this is the challenge of integrating this site both with adjoining development and the village as a whole.			

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Great North Road, and that any adverse off-site transport impacts can be adequately mitigated. In particular, pedestrian and cycle access should be provided to facilitate access to key services in Little Paxton to help integrate development with the village.</p> <p>Flood risk poses a constraint along the boundary with the River Great Ouse. An Exception Test will be required if more vulnerable or essential infrastructure development is located in FZ3a and for highly vulnerable development located in FZ2. A flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.</p> <p>Due to the scale of the site there is a need for open space to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how this will be provided as an integral part of the development.</p> <p>Due to the presence of trees and hedgerows on the boundary, as well as its location adjacent to a county wildlife site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p>			



### St Ives Spatial Planning Area

- 6.57** The St Ives Spatial Planning Area incorporates the parish of St Ives except for the land north of Marley Gap Brook. It also includes parts of the parishes of Hemingford Grey, Houghton and Wyton, Fenstanton, and Holywell-cum-Needingworth where the built-up area of St Ives extends into them and/ or development is allocated in this plan. The main built-up areas of the villages associated with these parishes do not form part of the spatial planning area. St Ives is the primary settlement within this Spatial Planning Area.
- 6.58** Sites in the St Ives Spatial Planning Area assessed for the 'Housing and Economic Land Availability Assessment: Additional sites 2016':

'West of London Road'  
'West of Cullum Farm'  
'Gifford's Park'

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### West of London Road

**6.59** The site is approximately 1.5ha and is located West of London Road, St Ives (in the parish of Hemingford Grey). This piece of land was put forward during the Stage 3 consultation in 2013 and originally assessed for the Local Plan to 2036 in the Environmental Capacity Study: Additional Site Assessments document consulted upon in November 2013. It has been reassessed following receipt of additional information and to ensure consistency with other sites in the vicinity. It was put forward for residential development.

**Table 6.73 : Sustainability appraisal of land West of London Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield land. It is classified as grade 3 agricultural land. Not considered suitable for higher density development.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	The majority of the site is in flood zone 3a with climate change and within the rapid inundation zone, although protected by established defences. Space for surface attenuation SuDS may be limited within higher flood risk areas.
	Is less than half the site located in the rapid inundation zone?	-	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	~	Within 300m of public footpath leading to an area of accessible natural green space of over 2ha. Not likely to present opportunities to link into or form part of the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species due to scrub and vegetation on site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Development on the site is not likely to have significant impact on the surrounding landscape or townscape providing low density development is built as it is well screened by existing boundary trees
SA 7	Will development impact on heritage assets or their settings?	~	The site is bounded by a conservation area with just the potential access route lying within it.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Proposed development is unlikely to be large enough to support decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	There is some potential for light and other pollution.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	-	Not accessible to open space or outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The site is just within the 800m threshold for a facility providing social or cultural facilities with a good range within 1km.
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development
SA 15	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	+	Limited food shop associated with petrol station is within the threshold. A GP surgery/health centre is just outside the 1km radius.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	St Ives town centre and other are employment areas area within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school. Hemingford Grey Primary School is approximately 1km away.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are currently no known major transport constraints. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	

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SA Objective	Decision Aiding Question	Impact	Commentary
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary of SA:</b> Overall the assessment shows that this site has limited sustainability with many aspects falling close to or just beyond thresholds for access to services; however, a good range and quality of services is then accessible due to the site's relative proximity to St Ives town centre. Constraints issues exist relating to flood risk as the site lies mostly within flood zone 3a with climate change and in the rapid inundation zone, heritage assets and accessibility to services and facilities. Additionally access to the site, from the old section of London Road, seems tight, raising questions of its adequacy for the scale of development proposed.</p>			
<p><b>Constraints analysis</b></p> <p>The site has a narrow access alongside an existing residential property onto the severed stub of London Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse off-site transport impacts can be adequately mitigated.</p> <p>The majority of the site is in flood zone 3a with climate change, and parts of it are within the rapid inundation zone, although it is protected by defences. In addition, the site lies within a Source Protection Zone. Space for surface attenuation SuDS therefore may be limited on this site. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>The site adjoins modern residential development built in conjunction with renovation of The Limes which is a listed building. Part of the site, where access is proposed, is within the conservation area. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings and the character and appearance of the conservation area.</p> <p>The site's location adjoining open countryside means that landscape impact is a development constraint, and that development could give rise to light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including by retaining and possibly enhancing the existing screening.</p> <p>Due to the presence of scrub and trees on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p>			

### West of Cullum Farm

**6.60** This 1.3ha site is located west of London Road (A1096) in the parish of Hemingford Grey. This piece of land was put forward for residential development in February 2014.

**Table 6.74 : Sustainability appraisal of land West of Cullum Farm**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	Less than half the site is developed. The whole of the site is classed as grade 3 agricultural land. Higher density development is not appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	The whole site lies within Flood Zone 3a. None of the land is in a rapid inundation zone. There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural greenspace of 2ha or more within 300m. There may be an opportunity to link into the green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The site lies within the distance threshold of a County Wildlife Site (Marsh Lane Gravel Pits). There is potential for protected species as the site includes trees and hedgerows on its boundaries.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is visible from open countryside to the south, but is not prominent in the landscape. Residential development to the north is sited on higher ground.
SA 7	Will development impact on heritage assets or their settings?	+	Development will not impact on heritage assets or their settings.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Development on site could potentially incorporate renewable energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is screened to the north, east and west, but it is possible that development could lead to light pollution over the adjoining fields to the south. Appropriate mitigation measures will be required.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	-	Not accessible to open space or outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	-	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	Not within 800m of cultural or social facilities
SA 14	Will the site provide an increase in residential accommodation?	+	The site is proposed for residential development
SA 15	Will development address a particular housing equality issue?	+	The scale of development proposed would be likely to trigger contributions to affordable housing.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	-	Not accessible to services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	There are employment areas within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	The site is proposed for housing only.
SA 20	Is the site within 600m of a primary school?	-	Not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are currently no known major transport constraints. The site is proposed for housing development only.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<p><b>Summary of SA:</b> The overall appraisal is somewhat mixed, with lack of access to services and facilities within the designated thresholds being the most significant constraint. Flood risk is a constraint across the site, with the whole of it being within flood zone 3a with climate change. This site has not been considered in the Water Cycle Study in relation to St Ives Waste Water Treatment Works.</p>			
<p><b>Constraints analysis</b></p>			

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SA Objective	Decision Aiding Question	Impact	Commentary
			<p>Flood risk is a constraint: the whole site lies within Flood zone 3a. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>Development would impact on the open landscape to the south, and could give rise to light pollution in this direction. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light pollution impacts, including by retaining and enhancing the existing trees and hedgerows.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from London Road, and that any adverse off-site transport impacts can be adequately mitigated.</p>



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### Gifford's Park

**6.61** The 127ha site is located east of Somersham Road (B1040) in Broad Location B: East of St Ives between the Somersham Road and the A1123. An initial draft vision document for this site was submitted in March 2015.

**Table 6.75 : Sustainability appraisal of Gifford's Park**

SA Objective	Decision Aiding Question	Impact	Commentary
<b>SA 1</b>	Is more than half the site Previously Developed Land (PDL)?	-	The land is not previously developed. The land is mostly classified as grade 3 agricultural land but the southern third is classed as grade 2. Mixed density development is likely to be the most appropriate.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
<b>SA 2</b>	What impact will development have on water resources?	~	Some work will be necessary to ensure there would be no adverse impacts.
<b>SA 3</b>	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Most of the site is within flood zone 1 but there are large areas within flood zone 3a or 3a with climate change allowance. None of the land is in a rapid inundation zone. There are no known issues with the use of SuDS, however their use may be limited in areas of flood risk.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
<b>SA 4</b>	Is the site within 300m of an area of accessible natural green space over 2ha?	~	May give opportunities to link into strategic green infrastructure network. It is currently more than 300m from accessible natural green space of 2ha or more but there is potential for provision as part of development.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
<b>SA 5</b>	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby. There is potential for protected species to be present as there are trees and hedgerows on the land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
<b>SA 6</b>	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is prominent along the roads into St Ives from the east and north and along Somersham Road that forms the eastern edge of St Ives. Longer views from the east are disrupted by the St Ives golf course. Development would be unlikely to detract from the adjacent townscape as this is dominated by employment uses. Integration with St Ives may be challenging, given that the site adjoins industrial and business parks on the edge of the existing built up area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 7	Will development impact on heritage assets or their settings?	+	There does not appear to be any heritage assets on the land or nearby so impact is unlikely.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	Development on this site could potentially incorporate renewable energy and could potentially be of a scale that would allow for development of decentralised low carbon energy sources or networks.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas in the vicinity.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	The site is prominent, but light and noise are unlikely to be problems for adjacent uses. The land is adjacent to an industrial park to the west, so noise could be a problem for residents, should residential development take place on the western edge of the site.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	~	The only Waste Consultation Area is that around Meadow Lane St Ives. However, the St Ives Waste Water Treatment Works (WWTW) is located to the west and part of the site lies within 400m of the WWTW. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of existing open space and within 800m of an outdoor sports facility. A site of this size would present opportunities to provide both open space and outdoor sports facilities within the site.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is one public house nearby. However, a site of this size would present opportunities to provide a facility for cultural or social activities within the site.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is proposed as part of a mix of uses.
SA 15	Will development address a particular housing equality issue?	+	The scale of development proposed would include affordable housing
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.
SA 17	Is the site within 400m of a food shop?	~	Two food shops are situated about 500m from the edge of the site. However, a site of this size would present opportunities to provide a food shop within the site. Three doctors' surgeries are approximately 1.3kms away.
	Is the site within 1km of a GP surgery/ health centre?	-	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	The site is close to a large employment area.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Employment uses would form part of the mix of uses proposed.
SA 20	Is the site within 600m of a primary school?	+	There are no primary schools within 600m. However, a site of this size would present opportunities to provide a primary school within the site.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. How the site will be safely accessed will need to be resolved. There are significant potential transport infrastructure constraints. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	-	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

**Summary of SA:** Overall the appraisal is broadly positive, due mainly to the likelihood of a site of this size including open space and other facilities, but there are a number of shortcomings. Flood risk is a significant constraint for parts of the site. About a third of the site is classed as grade 2 agricultural land. Transport infrastructure is expected to be a significant constraint.

### Constraints analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided, that the wider road network can absorb additional traffic created by the development. The assessment should also demonstrate that safe, attractive cycling and walking routes can be provided, integrating the site with St Ives, as well as within the site itself.

Parts of the site lie within flood zones 3a or 3a with climate change allowance; the use of SuDS may be limited in these areas. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.

The land is prominent along the roads into St Ives from the east and north, and along Somersham Road which forms the eastern edge of St Ives. The design of any development proposal and its landscaping scheme should therefore demonstrate how it will mitigate and minimise landscape impact.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work will be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A pre-planning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

Due to the presence of trees and hedgerows on boundaries and within the site, there may be protected species. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

The land is adjacent to an industrial park to the west so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

Integration with St Ives may be challenging, given that the site adjoins an industrial estate and business park on the edge of the existing built up area. The design of any development proposal should demonstrate how integration with the existing built area of St Ives will be achieved.

### Ramsey Spatial Planning Area

- 6.62** As Ramsey parish is so extensive the Ramsey Spatial Planning Area is focused on the town of Ramsey and the built-up parts of Bury parish and the former RAF Upwood airfield that adjoin it. It excludes the villages of Ramsey Forty Foot, Ramsey Heights, Ramsey Mereside, Ramsey St Marys and Upwood.
- 6.63** Sites in the Ramsey Spatial Planning Area assessed for the 'Housing and Economic Land Availability Assessment: Additional sites 2016':

'94 Great Whyte'  
'Newtown Road'  
'Biggin Lane'

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### 94 Great Whyte

**6.64** This brownfield site is approximately 0.7ha and is located within the built-up area of Ramsey town centre. This piece of land was put forward for re-development in December 2014 for residential use.

**Table 6.76 : Sustainability appraisal of 94 Great Whyte**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The land is previously developed, defined as urban land. Development of a reasonably high density would be appropriate in this location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land is in zone 1 and not within the rapid inundation zone. It is unlikely that the site will be conducive to the use of soakaways or other infiltration devices. The detailed WCS recommends flood mitigation measures are incorporated to minimise flood risk in the Middle Level system.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of an area of accessible greenspace over 2ha. Due to its small scale and location within the built-up area of Ramsey, the site is unlikely to provide opportunities to link with the strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in proximity to designated nature sites. Protected species may be present due to suitable habitats.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Currently views into the site are unattractive, given the land's semi-derelict appearance. Suitable re-development could improve the townscape.
SA 7	Will development impact on heritage assets or their settings?	+	The site lies within the conservation area. Appropriate development could provide the opportunity to enhance its character and appearance.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The proposed development is unlikely to be large enough to support a decentralised energy network.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Parts of the land are adjacent to residential properties but pollution impacts are thought to be unlikely.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Close proximity to playing fields, golf club and bowls green.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Good access to cultural/social facilities
SA 14	Will the site provide an increase in residential accommodation?	+	The land could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would be expected as part of any development.
SA 16	Will development help to make the area safer?	~	Development is unlikely to affect safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of town services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development apart from working from home.
SA 20	Is the site within 600m of a primary school?	+	Within 600m of 2 primary schools.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The land is free of known major transport infrastructure constraints. The proposed development will not include a mix of uses.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	
<b>Summary of SA:</b> This is previously land, and is located in close proximity to services, employment, public transport and open space and is therefore a sustainable location for residential development.			

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Constraints analysis</b></p> <p>Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.</p> <p>Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. In addition, the detailed WCS recommends flood mitigation measures are incorporated on development sites in this area, to minimise flood risk in the Middle Level system. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.</p> <p>The site is within Ramsey conservation area, and there is a listed building opposite the site; impact on this heritage asset and the conservation area are therefore constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect and enhance the setting of the listed building, and the character and appearance of the conservation area.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Great Whyte, and that any adverse off-site transport impacts can be adequately mitigated.</p> <p>Due to former uses of the site, a contamination risk assessment and, if necessary, a remediation strategy will be required.</p> <p>Due to the presence of suitable habitats on site, there may be protected species existing here. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p>			



### Newtown Road

**6.65** The site is approximately 0.4ha and is located to the north of Newtown Road, Ramsey, on the northern edge of the settlement. An application for Demolition Determination (16/01542/DEMDT) was approved in September 2016, in anticipation of a planning application for residential development.

**Table 6.77 : Sustainability appraisal of Newtown Road**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	+	The land is brownfield land. The land is classed as urban. Higher densities may not be appropriate in this edge of settlement location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	-	Most of the site falls within flood zone 3a. It is not in the rapid inundation zone. There are no known issues with the use of SuDS, but they may be compromised in areas of high flood risk.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	The land is not within 300m of accessible natural green space of 2ha or more. Due to its small scale and location within the built up area of Ramsey it is unlikely to provide opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Not in close proximity to designated nature sites. No protected species known to exist and there is considered to be only limited potential.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	+	Residential properties screen the site from the road, and scrub partly screens the site from the surrounding countryside. However, given its previous commercial use, high quality development would offer the opportunity to improve the streetscape.
SA 7	Will development impact on heritage assets or their settings?	~	Residential properties screen the site from the conservation area across the road. Development is therefore unlikely to have an effect on heritage assets.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The land is unlikely to be large enough to support any decentralised energy.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to minor light pollution over the adjoining open countryside. Appropriate mitigation measures will be required.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within 500m of open space, and within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	-	Given the site's constrained nature it is unlikely that development would be of a scale that affordable housing would be expected to be part of development.
SA 16	Will development help to make the area safer?	~	Unlikely to impact on safety.
SA 17	Is the site within 400m of a food shop?	+	Within walking/cycling distance of services and facilities
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No capacity for employment development.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints. The site will not include a mix of uses
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary of SA:</b> The site is located in close proximity to services, employment, public transport and open space and is therefore a sustainable choice for residential development. However it is vulnerable to flooding which would reduce the proportion of the site potentially suitable for development.</p>			
<p><b>Constraints analysis</b></p> <p>Over half the land falls within flood zone 3a; space for surface attenuation SuDS may be limited within higher flood risk zones. A flood risk assessment and drainage strategy will be required to address these issues, to be produced in agreement with relevant bodies.</p> <p>The site's location on the edge of Ramsey means that development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts.</p> <p>Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Newtown Road, and that any adverse off-site transport impacts can be adequately mitigated.</p>			

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### Biggin Lane

**6.66** The site is approximately 9ha and is located to the west of Ramsey. The site is known to be available and a planning application for 141 dwellings was submitted in July 2016.(16/01530/OUT).

**Table 6.78 : Sustainability appraisal of Biggin Lane**

SA Objective	Decision Aiding Question	Impact	Commentary
SA 1	Is more than half the site Previously Developed Land (PDL)?	-	The site is greenfield land. The majority of the site is classed as non-agricultural land. However, it is being used for agriculture and is therefore assumed to be Grade 2 the same as the surrounding land. A higher density would not be appropriate in this area.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	~	
	Is the site in an area where higher density development is appropriate?	-	
SA 2	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
SA 3	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The site is in zone 1 and is not within the rapid inundation zone. Infiltration SuDS are unlikely to provide an efficient means of surface water disposal.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	-	
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of natural green space over 2ha within 300m. Rights of Way run along the southern and northern edges of the site, and through the centre.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+	
SA 5	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated sites nearby. There is potential for protected species due to scrub and vegetation on site..
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	The open nature of the site means that development will have a significant impact on the landscape although the northern part of the site is contained to some extent visually from locations to the west by the local ridge line and an existing area of woodland.
SA 7	Will development impact on heritage assets or their settings?	~	Unlikely to impact on heritage assets as there are none on or near the site.

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SA Objective	Decision Aiding Question	Impact	Commentary
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The site is unlikely to be large enough to support any decentralised energy in isolation.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
SA 10	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	It is possible that development could lead to light pollution over the adjoining open countryside. Appropriate mitigation measures will be required.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search for waste purposes. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
SA 12	Is the site within 500m of an existing area of open space?	+	Within 500m of open space and within 800m of outdoor sports facilities.
	Is the site within 800m of an outdoor sports facility?	+	
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?	-	The site is not within 800m of a facility where cultural or social activities can be accessed.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide an increase in residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing is expected to be part of any development on this site.
SA 16	Will development help to make the area safer?	~	Development is unlikely to make the area safer.
SA 17	Is the site within 400m of a food shop?	-	The site is not within 400m of a food shop. Part of the site is within 1km of a doctor's surgery.
	Is the site within 1km of a GP surgery/ health centre?	+	
SA 18	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	A range of employment opportunities lie within 2km.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Not likely to provide opportunities to create additional jobs.
SA 20	Is the site within 600m of a primary school?	-	The site is not within 600m of a primary school.
SA 21	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. Transport infrastructure constraints are unknown at this time. The site will be residential.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

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SA Objective	Decision Aiding Question	Impact	Commentary
<p><b>Summary of SA:</b> This is a greenfield site predominantly flat and open in nature much of which can be seen from wider countryside to the west with potential for significant landscape impacts. It is in reasonable proximity to employment, health services and open space, although it is beyond the designated thresholds for education, shops and public transport.</p>			
<p><b>Constraints analysis</b></p> <p>The site is located partly in Broad Location G: Southwest of Ramsey and partly in H: Northwest of Ramsey. The site is situated on the western edge of Ramsey and forms part of the extensive open countryside. It is highly visible as the land to the north and west is relatively flat with the site being on slightly higher ground. The current built form of the adjoining housing prevents any opportunities for integration other than a public right of way leading into the northern boundary of the site. The design of any development proposal and its landscaping scheme would need to demonstrate how it will mitigate and minimise impacts on the countryside and promote integration with adjoining areas to facilitate opportunities to walk and cycle to local services and facilities.</p> <p>Given the site's location on the edge of Ramsey, development could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both light and noise pollution impacts.</p> <p>Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.</p> <p>Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration SuDS. A flood risk assessment and drainage strategy will be required to address this issue, to be produced in agreement with relevant bodies.</p> <p>Public rights of way run through the site. Any development proposal should demonstrate how it will retain these features.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access from Biggin Lane can be provided, and that any adverse off-site transport impacts can be adequately mitigated.</p>			

### The Sequential Test for Flood Risk

#### Introduction

**6.67** The sequential and exception tests for flood risk have been undertaken to inform the selection of site allocations in the Huntingdonshire Local Plan to 2036. For full details see Huntingdonshire Local Plan to 2036: Sequential Test for Flood Risk.

#### National Policy requirements

**6.68** National Planning Practice Guidance (PPG) sets out requirements for the sequential and exception tests for flood risk as follows:

#### What is the aim of the Sequential Test for the location of development?

The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

*Paragraph: 019 Reference ID: 7-019-20140306*

#### Relationship with SA Process

**6.69** Although the Sequential and Exception Test process is an important separate requirement from the SA process there is a clear relationship between the two. This relationship is specifically with SA Objective 3: Manage and minimise all forms of flood risk (taking into account climate change).

#### SA Process Changes

**6.70** For initial site sustainability appraisals ('Draft Huntingdonshire Environmental Capacity Study 2012' and 'Huntingdonshire Environmental Capacity Study 2013') the decision aiding question concerned with flood zones (Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), or functional floodplain?) had a graduated impact scoring scheme with 'flood zone 2' giving a score of '~'. Following consultation on the Stage 3 full draft Local Plan and the Initial SA Report the impact scoring scheme was changed to reflect the importance of avoiding flood risk, so that 'flood zone 2' gave a score of '-'. This scoring scheme was used for site assessments in the 'Environmental Capacity Study: Additional site assessments 2013' and the 'Housing and Economic Land Availability Assessment: Additional sites 2016'. This scoring scheme means that any site with a '-' score would need to be subject to the sequential test (and possibly exception test). The following table sets out this change.

Decision Aiding Question	Initial impact scoring scheme	Revised impact scoring scheme
Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), or functional floodplain?	Flood zone 1 +, Flood zone 2 ~, Flood zone 3a (both with and without climate change allowance) -, Functional floodplain X	Flood zone 1 +, Flood zone 2 -, Flood zone 3a (both with and without climate change allowance) -, Functional floodplain X



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- 6.71** Further to the change to the impact scoring scheme site assessments in the 'Housing and Economic Land Availability Assessment: Additional sites 2016' where a '-' score was recorded identified flood risk as a significant constraint and that the site would only be considered suitable for development subject to passing sequential and exception tests for flooding.

#### **Strategic Flood Risk Assessment 2017**

- 6.72** The Strategic Flood Risk Assessment 2017 (SFRA) was produced in June 2017 and provided up to date flood zones derived from the most recently available modelling data from the Environment Agency. The new SFRA flood zones were used as the basis for the sequential test.
- 6.73** Due to a number of differences between the previous, now superseded, SFRA 2010 and the new SFRA 2017 changes to the Decision Aiding Questions will be necessary, this is detailed in 'Housing and Economic Land Availability Assessment 2017' below.
- 6.74** For the full conclusions of the Sequential Test process see the Huntingdonshire Local Plan to 2036 Sequential test for flood risk, which is available on the [Monitoring, Research and Evidence Base](#) page of the Council's website.

### Draft Allocations

6.75 The following table sets out the main sources that have influenced the draft allocations to date.

Evidence	Summary
<b>Targeted Consultation</b>	This consultation aimed to gather the views of key consultees, including land owners and planning agents. It sought to confirm whether draft allocations were still considered to be available and achievable.
<b>Housing and Economic Land Availability Assessment: Additional Sites 2016</b>	This study considered whether new sites that had been submitted to the Council as potential allocations were suitable for development. More detail can be found above in 'Housing and Economic Land Availability Assessment: Additional sites 2016'.
<b>Strategic Transport Study</b>	This study sought to analyse the highway network implications of a series of potential development scenarios and the transport related mitigation packages necessary to support them to ascertain their deliverability in transport terms. More detail can be found above in 'Strategic Transport Study'.
<b>Sequential Testing for Flood Risk</b>	This analysis considered potential allocations in terms of flood risk to inform the selection of site that were at the least risk of flooding to be taken forward as draft allocations. For full details see Huntingdonshire Local Plan to 2036: Sequential Test for Flood Risk. More detail can be found above in 'The Sequential Test for Flood Risk'.
<b>Planning Applications</b>	During the preparation of the Local Plan planning applications have been made on a range of sites. Where these have been considered to represent sustainable development and have been approved they have been included as draft allocations. Where these sites have not previously been subject to sustainability appraisal they will be included as part of the Housing and Economic Land Availability Assessment 2017, to be published along side the Huntingdonshire Local Plan to 2036: Consultation Draft 2017.

6.76 The following table sets out details of the draft allocations, identifying the land availability assessment that included the sustainability appraisal, the type and amount of development they were originally assessed as being able to accommodate and the type and amount of development in the current version of the draft allocation. The final column indicates whether the changes are considered to be significant.

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
<b>Huntingdon Spatial Planning Area</b>				
Alconbury Weald Strategic Expansion Location:				

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
Former Alconbury Airfield and Grange Farm	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use including: 5000 homes 150ha of employment land 4,200m <sup>2</sup> retail floorspace	Residential led mixed use including: 5000 homes 150ha of employment land 4,200m <sup>2</sup> retail floorspace	No change
RAF Alconbury	'Housing and Economic Land Availability Assessment: Additional sites 2016'	N/A	Residential led mixed use including: 1680 homes primary school	Yes, see 'RAF Alconbury' above
<b>Huntingdon</b>				
Ermine Street	'Huntingdonshire Environmental Capacity Study 2013' (Washingley Farm (North of Ermine Street) and South of Ermine Street)	Residential led mixed use development (2 sites) including: 1450 homes 2ha employment 1000m <sup>2</sup> retail floorspace Community uses 16ha strategic green infrastructure	Residential led mixed use development including: 1440 homes 1000m <sup>2</sup> retail floorspace primary school 16ha strategic green infrastructure	No
Hinchingbrooke Health Campus	'Huntingdonshire Environmental Capacity Study 2013' (Constabulary Lane, Hinchingbrooke Park Road and Hinchingbrooke Hospital)	Residential mixed use development (2 sites) including 95 homes staff accommodation D1 uses	Residential mixed use development including 275 homes 385 flats mainly for staff accommodation supported housing (C2) D1 uses	No
West of Railway, Brampton Road	'Huntingdonshire Environmental Capacity Study 2013'	Employment uses (B1a/B1b) or non residential institutional use (D1)	Employment uses (B1a/B1b)	No
South of Edison Bell Way	'Huntingdonshire Environmental Capacity Study 2013' (part of George Street/ Ermine Street)	Retail led mixed use development including: 10550m <sup>2</sup> retail floorspace 200 homes	Residential development of 74 homes	No
West of Edison Bell Way	'Huntingdonshire Environmental Capacity Study 2013' (part of	0.6ha employment uses	Public car park	No

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
	George Street/ Ermine Street)			
George Street	'Huntingdonshire Environmental Capacity Study 2013' (part of George Street/ Ermine Street)		Residential development for 300 homes	Yes, revised appraisal to be included in Housing and Economic Land Availability Assessment 2017
Gas Depot, Mill Common	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 20 homes	Residential development of 11 homes	No
California Road	'Huntingdonshire Environmental Capacity Study 2013' (remaining part of larger site)	Residential development of 210 homes	Residential development of 54 homes (180 homes completed)	No
Main Street	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 25 homes	Residential development of 30 homes	No
Hinchingbrooke Country Park Extension	'Huntingdonshire Environmental Capacity Study 2013'	44ha Strategic green infrastructure	44ha Strategic green infrastructure	No change
Huntingdon Racecourse	'Environmental Capacity Study: Additional site assessments 2013'	Racecourse related leisure uses	Racecourse related leisure uses	No
<b>Brampton</b>				
Dorling Way	'Housing and Economic Land Availability Assessment: Additional sites 2016'	N/A	Residential development of 150 homes	Yes, see 'West of Brampton' above
Brampton Park	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 400 homes 3.2ha employment uses 400m <sup>2</sup> retail floorspace	Residential led mixed use development including: 600 homes 560m <sup>2</sup> retail floorspace	No

30 See 'Sites' above for details of how the significance of changes to sites are determined.

# 6 Stage D: Consultation and development of the plan

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
Brampton Park Golf Club Practice Ground	'Housing and Economic Land Availability Assessment: Additional sites 2016'	N/A	Residential development of 55 homes	Yes, see 'Brampton Golf Course' above
Park View Garage	'Huntingdonshire Environmental Capacity Study 2013'	0.4ha employment uses	0.4ha employment uses	No change
<b>Godmanchester</b>				
Tyrell's Marina	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed us development including: 15 homes Food and drink retail	Residential led mixed us development including: 15 homes Food and drink retail	No change
RGE Engineering	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed us development including: 70 homes retention of car park	Residential led mixed us development including: 70 homes retention of car park	No change
Wigmore Farm Buildings	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 15 homes	Residential development of 13 homes	No
Bearcroft Farm	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed us development including: 750 homes 5ha employment uses 950m <sup>2</sup> retail floorspace primary school	Residential led mixed us development including: 750 homes 4.4ha employment uses 950m <sup>2</sup> retail floorspace primary school	No
<b>St Neots Spatial Planning Area</b>				
St Neots East Strategic Expansion Location	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed us development including: 3700 homes 25ha employment uses 4200m <sup>2</sup> retail floorspace primary school	Residential led mixed us development including: 3820 homes 22ha employment uses 4800m <sup>2</sup> retail floorspace primary school	No
<b>St Neots</b>				

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
St Mary's Urban Village	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 40 homes retention of employment floorspace 60m <sup>2</sup> retail floorspace	Residential led mixed use development including: 40 homes retention of employment floorspace 60m <sup>2</sup> retail floorspace	No change
Loves Farm Reserved Site	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 41 homes	Residential development of 40 homes	No
Cromwell Road North	'Environmental Capacity Study: Additional site assessments 2013'	Residential development of 80 homes	Residential development of 80 homes	No change
Cromwell Road Car Park	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 20 homes	Residential development of 20 homes	No change
<b>Little Paxton</b>				
Riversfield	'Housing and Economic Land Availability Assessment: Additional sites 2016'	N/A	Residential development of 240 homes	Yes, see 'Riversfield, Little Paxton' above
<b>St Ives Spatial Planning Area</b>				
St Ives West	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 500 homes 22ha green infrastructure 450m <sup>2</sup> retail floorspace	Residential led mixed use development including: 400 homes 26ha green infrastructure 450m <sup>2</sup> retail floorspace	No
St Ives Football Club	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 50 homes	Residential development of 30 homes	No
Giffords Farm	'Huntingdonshire Environmental Capacity Study 2013'	5ha employment uses	5.6ha employment uses	No
Former Car Showroom, London Road	'Huntingdonshire Environmental Capacity Study 2013'	Supported housing	Residential development of 40 homes	No

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
<b>Ramsey Spatial Planning Area</b>				
Ramsey Gateway (High Lode)	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 125 homes	Residential development of 110 homes	No
Ramsey Gateway	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 90 homes	Residential development of 50 homes	No
West Station Yard and Northern Mill	'Huntingdonshire Environmental Capacity Study 2013' (part of Ramsey Gateway)		Residential development of 30 homes	No
Field Road	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 90 homes	Residential development of 90 homes	No change
Whytefield Road	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 35 homes	Residential development of 40 homes	No
94 Great Whyte	'Housing and Economic Land Availability Assessment: Additional sites 2016'	N/A	Residential development of 35 homes	Yes, see '94 Great Whyte' above
Former RAF Upwood and Upwood Hill House	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 160 homes 2ha employment uses	Residential led mixed use development including: 450 homes 2ha employment uses	No
<b>Key Service Centres</b>				
<b>Buckden</b>				
East of Silver Street	'Environmental Capacity Study: Additional site assessments 2013'	Residential development of 12 homes (net)	Residential development of 14 homes (net)	No
<b>Fenstanton</b>				

30 See 'Sites' above for details of how the significance of changes to sites are determined.



# Stage D: Consultation and development of the plan 6

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
Former Dairy Crest Factory	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 90 homes 0.5ha employment uses village hall	Residential led mixed use development including: 90 homes 0.5ha employment uses village hall	No change
Cambridge Road West	'Huntingdonshire Environmental Capacity Study 2013'	Residential led mixed use development including: 65 homes village hall	Residential led mixed use development including: 85 homes village hall	No
Cambridge Road East	'Huntingdonshire Environmental Capacity Study 2013'	Part of residential led mixed use development including: 100 homes village hall	Residential led mixed use development including: 35 homes 0.2ha allotments	No
<b>Kimbolton</b>				
West of Station Road	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 20 homes	Residential development of 20 homes	No change
South of Bicton Industrial Estate	'Huntingdonshire Environmental Capacity Study 2013'	1.3ha employment uses	1.3ha employment uses	No change
<b>Sawtry</b>				
East of Glebe Farm	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 70 homes	Residential development of 75 homes	No
West of St Andrew's Way	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 50 homes	Residential development of 40 homes	No
South of Gidding Road	'Environmental Capacity Study: Additional site assessments 2013', Sawtry broad location E	N/A	Residential development of 295 homes	Yes, to be included in Housing and Economic Land Availability Assessment 2017

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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### Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
<b>Somersham</b>				
Newlands, St Ives Road	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 30 homes & 0.8ha supported housing	Residential development of 40 homes & 0.8ha supported housing	No
The Pasture	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 20 homes	Residential development of 15 homes	No
Somersham Town Football Ground	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 50 homes & open space	Residential development of 45 homes	No
North of the Bank	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 50 homes	Residential development of 120 homes	No
<b>Warboys</b>				
West of Ramsey Road	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 45 homes	Residential development of 45 homes	No change
Manor Farm Buildings	'Environmental Capacity Study: Additional site assessments 2013'	Residential development of 10 homes	Residential development of 45 homes	No
South of Farrier's Way	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 70 homes	Residential development of 75 homes	No
Fenton Field Farm	'Huntingdonshire Environmental Capacity Study 2013'		Residential development of 10 homes	No
Extension to West of Station Road	'Environmental Capacity Study: Additional site assessments 2013' Warboys broad location A	N/A	Residential development of 80 homes	Yes, to be included in Housing and Economic Land Availability Assessment 2017
<b>Yaxley</b>				

30 See 'Sites' above for details of how the significance of changes to sites are determined.

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## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Draft Allocation	Appraised in	Proposed Development		Significant change? <sup>(30)</sup>
		When originally appraised	In Consultation Draft 2017	
Askew's Lane	'Huntingdonshire Environmental Capacity Study 2013'	Residential development of 15 homes	Residential development of 10 homes (net)	No
Yax Pak	'Huntingdonshire Environmental Capacity Study 2013'	3.2ha employment uses	3.2ha employment uses	No change

### Developed Sites

**6.77** Certain sites that were proposed for allocation earlier in the Local Plan process have already been brought forward, and are either under construction or built out, as set out in the table below. Sites already under construction that are over 200 dwellings are retained as allocations.

Site	Site status
California Road, Huntingdon	180 dwellings built. Site complete.
St Mary's Street, Huntingdon	14 dwellings built. Site complete.
Ferrars Road, Huntingdon	66 bedroom care home (C2) built. Site complete.
Ermine Street/ Edison Bell Way, Huntingdon	47 dwellings under construction.
Brampton Park, Brampton	Reserved Matters approval for 603 dwellings. The first phase of development has commenced.
Eaton Court, St Neots	Full planning permission for 29 dwellings, and under construction.
Nelson Road, St Neots	45 dwellings and a 70 bed care home (C2) built. Site complete.
St Ives West	Full planning permission for 59 dwellings and 125 with outline permission on the former Golf Course (eastern) part of site, and development has commenced.
Ivy Nursery, Fenstanton	Reserved Matters approval for 35 dwellings, and approaching completion.
West of Station Road, Warboys	Reserved Matters approval for 120 dwellings, and under construction.
Rear of 64 High Street, Warboys	14 dwellings built. Site complete.
Former Snowcap Mushrooms site, Yaxley	Reserved Matters approval for 78 dwellings, and under construction.

<sup>30</sup> See 'Sites' above for details of how the significance of changes to sites are determined.

# 6 Stage D: Consultation and development of the plan

## Housing and Economic Land Availability Assessment 2017

**6.78** The Huntingdonshire Local Plan to 2036: Consultation Draft 2017 will be supported by an updated housing and economic land availability assessment (HELAA). The processes and methodology used by the HELAA will be reviewed to ensure that they are fully in line with [national planning practice guidance](#).

### Relationship with SA Process

**6.79** As previously detailed the assessment of land availability that has taken place as part of the preparation of the Local Plan has included a two phase process that has considered broad areas and detailed site assessments. There is a relationship with the SA process at both phases. Recent updates to the evidence base, specifically the Strategic Flood Risk Assessment 2017 (SFRA), have required changes to both phases. These changes are detailed in 'The Sequential Test for Flood Risk' above, but can be summarised as:

Phase	Purpose	Changes
1	Assessment of broad areas around settlements including consideration of key constraints: <ul style="list-style-type: none"> <li>• Land designated as functional floodplain (flood zone 3b);</li> <li>• Grade 1 agricultural land;</li> <li>• Statutory Nature Designations<sup>(1)</sup>; and</li> <li>• Land within waste water treatment works safeguarding areas<sup>(2)</sup>.</li> </ul>	Broad areas will be reviewed using the flood zone 3b data from the SFRA 2017.
2	Individual assessment of the suitability of sites for development, including sustainability appraisal	Decision aiding questions for SA Objective 3 will be amended to take account of changes in the SFRA 2017. All site appraisals have been revised using the SFRA 2017 data. As identified above in 'Draft Allocations' sustainability appraisals for South of Gidding Road and Extension to West of Station Road will be included in the updated land availability assessment.

1. Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites
2. Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011

### D 3: Make decisions and provide information

<b>D:</b>	D 1: Public participation on the draft plan and the Sustainability Appraisal report D 2: Appraising significant changes <b>D 3: Making decisions and providing information</b>	To provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.
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#### How was this task achieved?

**6.81** Decisions about the contents of the Local Plan have been influenced by a wide range of factors. These factors can be thought of as one of three types:

- 1. Stakeholder Input** This includes the comments received during public and other consultation as well as feedback or other inputs from stakeholders received during the development of the plan. This includes comments on:
- The Huntingdonshire Local Plan to 2036: Targeted Consultation 2015;
  - Huntingdonshire Environmental Capacity Study 2013;
  - Environmental Capacity Study: Additional site assessments 2013;
  - Housing and Economic Land Availability Assessment: Additional sites 2016; and
  - The Huntingdonshire Local Plan to 2036: Wind Energy Developments.

For details of all consultations see Appendix 10: 'Local Plan Consultation'.

- 2. Evidence** A range of different evidence sources have been produced during production of the Local Plan. These include:
- The 'Strategic Transport Study'; and
  - 'The Sequential Test for Flood Risk' detailed above.

- 3. Requirements of the Local Plan** The main requirements of the Local Plan are set out in the [National Planning Policy Framework](#) and the [National Planning Practice Guidance](#), both of which have been published since work on the Local Plan first started.

**6.82** This Draft Final SA Report brings together all previous work on sustainability appraisal, including from the Sustainability Scoping Report, produced in 2012, and the Initial Sustainability Appraisal Report, produced in 2013. It has reviewed and where possible and appropriate revised that work. It also presents for the first time work done to complete Stages D and E. The following table sets out the information contained in each section of this report and identifies how Stages A and B have been revised. For summary information about the conclusions and outputs from each section please refer to the 'Non-technical Summary' at the front of this document.

SA Stage	Changes
<b>'Non-technical Summary'</b>	The Non-technical summary has been extensively revised to reduce its complexity and provide clear links to detailed content in the main body of the report.
<b>Introduction and Methodology</b>	The introduction has been revised so that it more clearly introduces and explains what sustainability appraisal is and how it relates to the production of the Local Plan and the aims of the planning system. Although the methodology has remained broadly unchanged chapter 2 has been revised with more explanation of the overall aims of each stage and a timeline that relates the SA process to the preparation of the Local Plan.

## 6 Stage D: Consultation and development of the plan

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Stage	Changes
<b>Stage A: The Scoping Process</b>	Chapter 3 has been extensively revised to provide clear links between each task.
<b>'A 1: Context review'</b>	The context review has been extensively revised to more clearly explain the basis on which relevant plans and programmes have been selected and how they have been ranked. The key findings for each topic area and sub-topic are now summarised with the key documents identified.
<b>'A 2: Collect baseline information'</b>	The presentation of baseline information has been extensively revised with summary information being presented along side more detailed content. Baseline information has been updated to the most recently available data. Each of the main topic areas has content dealing with what would happen without the plan.
<b>'A 3: Identify sustainability issues and problems'</b>	The content for task A 3 has been extensively revised to clearly show how tasks A 1 and A 2 have fed into the identification of sustainability issues and problems.
<b>'A 4: Develop the Sustainability Appraisal framework'</b>	This section has been revised to include more explanation of how the SA Objectives and the Decision Aiding Questions were decided upon.
<b>'A 5: Consult on the scope of the Sustainability Appraisal'</b>	Information has been added to this section identifying some of the key changes that were made to the scoping report following public consultation.
<b>Stage B: Develop options and appraise effects</b>	The content for Stage B has remained broadly unchanged, except for improvements to the presentation of content. The main addition to this chapter is the inclusion of content showing how site options were developed and the sustainability appraisal tables from the assessment of potential developments sites in the Huntingdonshire Environmental Capacity Study 2013 and the Environmental Capacity Study: Additional site assessments 2013.
<b>Stage C: Prepare the Sustainability Report</b>	This chapter sets out the details of the preparation of the Initial Sustainability Report in 2013.
<b>Stage D: Consultation and development of the plan</b>	This chapter provides information about the feedback received in comments on the Initial Sustainability Report; how changes to the contents of the Local Plan have been considered in terms of sustainability and how decisions have been made in developing the Local Plan.
<b>'D 1: Public Participation'</b>	This section sets out information about the feedback received in comments on the Initial Sustainability Report and details how the issues have been addressed.
<b>'D 2: Appraise significant changes'</b>	This section sets out how changes to the contents of the Local Plan have been considered in terms of sustainability by comparing the contents of the plan as it was when appraised for Stage B with the contents of the Consultation Draft 2017. Where changes are considered to be significant they have been appraised to see how sustainability has been affected.
<b>'D 3: Make decisions and provide information'</b>	This section sets out the factors that have influenced decisions about the content of the Local Plan and identifies how earlier sustainability appraisal work has been reviewed and revised.

# Stage D: Consultation and development of the plan 6

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SA Stage	Changes
<b>Stage E: Monitoring implementation of the plan</b>	This chapter builds on work done in task 'B 6: Propose measures to monitor the plan' and shows how the monitoring framework will be taken forward. It also sets out details about the monitoring process, how future adverse effects will be identified and what actions will be taken to prevent them from occurring or becoming significant.
<b>Appendices</b>	The appendices have been reorganised into five sets: <ol style="list-style-type: none"><li>1. Appendices 1 to 3 set out the plans and programmes reviewed as part of task A 1 for each of the main topic areas;</li><li>2. Appendices 4 to 6 set out the baseline evidence collected as part of task A 2 for each of the main topic areas;</li><li>3. Appendix 7 sets out the Sustainability Appraisal Framework as it currently stands, which is the main output from task A 4;</li><li>4. Appendices 8 and 9 set out extracts from the Strategic Environmental Assessment Regulations and Directive; and</li><li>5. Appendix 10 sets out the consultation that has taken place during production of the Local Plan.</li></ol>

## Public Participation

**6.83** This Sustainability Appraisal is available for comments alongside the Huntingdonshire Local Plan to 2036: Consultation Draft 2017. As detailed above this report brings together and reviews all previous SA work. However, the recently completed stages are expected to be the focus for comments:

- 'D 2: Appraise significant changes'
- 'D 3: Make decisions and provide information'
- 'E 1: Develop aims and methods for monitoring'
- 'E 2: Respond to adverse effects'

**6.84** Depending on how the examination of the Local Plan proceeds there may be the need for further public participation before adoption of the Local Plan. The need for this is most likely to occur if there are significant changes, known as major modifications, made to the plan through the examination process. If there is further public participation it is likely to include:

- **Appraising significant changes** - for those 'major modifications' put forward through the examination (Task D 2)
- **Making decisions and providing information** - regarding the appraisal of 'major modifications' (Task D 3)
- **Developing aims and methods for monitoring** - as required from the examination (Task E 1)
- **Responding to adverse effects** - as required from the examination (Task E 2)



# 7 Continuous Appraisal: Draft Final SA to Final SA

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## 7 Continuous Appraisal: Draft Final SA to Final SA

- 7.1 The purpose of this chapter is to set out details of the tasks that have been completed in order to progress the Draft Final Sustainability Appraisal Report to the Final Sustainability Appraisal Report.
- 7.2 These tasks have followed the same format as the tasks previously completed in Chapter 6 'Stage D: Consultation and development of the plan', as established in the 2 'Sustainability Appraisal Methodology':

Section	Purpose
'Responding to public consultation'	This section sets out a summary of the issues raised in comments on the Draft Sustainability Appraisal Report received during the public consultation from 3 July to 25 August 2017
'D 2: Appraise significant changes'	This section documents the consideration of changes made to the Local Plan in response to: <ul style="list-style-type: none"><li>• The issues raised in comments on the Consultation Draft, received during the public consultation from 3 July to 25 August 2017 and the accompanying consultation events;</li><li>• The <a href="#">Housing and Economic Land Availability Assessment 2017</a>;</li><li>• The <a href="#">Call for Sites 2017</a>; and</li><li>• The issues raised in comments on the <a href="#">Housing &amp; Economic Land Availability Assessment: October 2017</a> that assessed the suitability of sites submitted during the Call for Sites 2017.</li></ul>
'D 3: Make decisions and provide information'	This section sets out the decision making process for the Local Plan leading to publication of the Huntingdonshire Local Plan to 2036: Proposed Submission

### Responding to public consultation

- 7.3** The Draft Final Sustainability Appraisal was published for public consultation alongside the Huntingdonshire Local Plan to 2036: Consultation Draft 2017. These two documents, as well as the Housing and Economic Land Availability Assessment 2017 were open for public comment between 3 July and 25 August, a period of just short of 8 weeks.
- 7.4** During this period a total of 26 comments were received from 7 consultees on the Draft Final SA. Of these the majority were comments of support. The table below summarises the issues raised and how they have been addressed in this Final SA Report.

Issue raised	Response
A series of detailed queries regarding the tables summarising the results of task 'A 1: Context review', mostly suggesting small text additions.	Most suggestions have been incorporated or wording has been clarified.
A query with the summary of Key sustainability issues and problems for task 'A 3: Identify sustainability issues and problems' relating to Green Infrastructure	No change was made as it would not have lead to any change in the way that the issue could be reflected in the SA Framework.
Two comments raised an issue with the way that the sustainability appraisal of sites had been reproduced from the Housing and Economic Land Availability Assessment: Additional Sites 2016 (HELAA 2016), for task 'D 2: Appraise significant changes', seeking updates.	The sustainability appraisal of sites in the HELAA 2016 were reproduced exactly as set out in that document. If necessary changes to the appraisals have been brought to the Council's attention they would have been addressed in the Housing and Economic Land Availability Assessment 2017, which was finalised after the Draft Final SA. Introductory text in D2 about the HELAA 2016 has been updated and added to clarify what is contained in that section and to direct readers to the newer version of the HELAA for the latest revised site assessments.
Objections were made to the appraisal of growth options for task 'B 2-5: Develop and appraise options' arguing that an iterative process had not been taken, that all reasonable options had not been appraised and that the selection of Strategic Expansion Locations (SELs) did not look at alternatives.	An iterative approach has been taken. The strategic options identified in the comment were part of early options looking at the distribution of growth, alongside other options looking at the amount of growth, from which it was the 'growth in larger Settlements/ Proposed distribution' option that was considered the most sustainable, having been informed by appraisal of initial 'economic options'. This was returned to in Stage D, task D2, in the Draft Final SA which looked at what had changed and as such concentrated on the amount of growth as that was where the change was considered to have been, rather than in distribution, which was considered to be consistent with the preferred option from Stage B. The D2 content also looked at the Strategic Transport Study that considered 5 options in terms of their transport infrastructure impacts and the relationship with sustainability appraisal. The selection and appraisal of options for the SELs looked at all the reasonably available options that the Council was aware of at the time. Further changes will be incorporated into this Final SA to address changes made, including changes to the distribution of growth and potential new SELs.

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Issue raised	Response
A general issue was identified with regards to the historic environment and its relationship with landscape character and green infrastructure.	As no specific section or content was identified no specific change has been made. It should be noted that detailed comments on the Local Plan will be taken into account and will be reflected in updates to the SA where changes are significant, in the Final SA.

**7.5** A number of other comments on the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 made reference to sustainability appraisal or sustainability more generally. These comments have been considered and addressed through updating the Local Plan and are documented in the Statement of Consultation.

### D 2: Appraise significant changes

<b>D:</b>	D 1: Public participation on the draft plan and the Sustainability Appraisal report <b>D 2: Appraising significant changes</b> D 3: Making decisions and providing information	To ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.
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#### How was this task achieved?

- 7.7** The way that this task was completed was tailored to the type of local plan content being appraised, reflecting the differences in the appraisal in Stage B.
- 7.8** The following table sets out the steps involved with completing this task for 'Plan Objectives':

Step	Description	Decision Path
1.	Compare the 'current' version of the Spatial Objective with the version that was appraised in Stage D, as set out in the Draft Final Sustainability Appraisal, in order to identify whether any changes have been made. In this case the 'current' version was the draft spatial objective as at December 2017	If no changes have been made then this is the end of the task for this Spatial Objective.
		If changes have been made go on to Step 2.
2.	Consider whether the changes are significant. This was a 'first impressions' view on whether the changes could potentially give rise to different conclusions about the relationship between the Spatial Objective and the SA Objectives. A cautious approach was taken so that if there was any doubt about whether the changes were significant or not it was decided that they were significant.	If the changes are definitely not significant this is the end of the task for this Spatial Objective.
		If the changes could be significant go on to Step 3.
3.	Appraise the 'current' Spatial Objective's relationship with the SA Objectives in the same way as at Stage B (and previously in Stage D).	Go on to Step 4.
4.	Consider whether any further changes could help mitigate adverse effects or maximise beneficial effects.	This is the end of the task for this Spatial Objective.

- 7.9** The following table sets out the steps involved with completing this task for 'Policies':

Step	Description	Decision Path
1.	Compare the 'current' version of the policy with the version that was appraised in Stage B in order to identify whether any changes have been made. In this case the 'current' version was the policy as at December 2017	If no changes have been made then this is the end of the task for this policy.
		If changes have been made go on to Step 2.
2.	Consider whether changes are significant. This was a 'first impressions' view of whether the changes could potentially give rise to different sustainability impacts. A cautious approach was taken so that if there was any doubt about whether the changes were significant or not it was decided that they were significant.	If the changes are definitely not significant this is the end of the task for this policy.
		If the changes are significant go on to Step 3.

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Step	Description	Decision Path
3.	Consider whether the SA Objectives and Decision Aiding Questions that were used for the Stage B appraisal remain relevant and consider whether any further SA Objectives and Decision Aiding Questions are now relevant.	Go on to Step 4.
4.	Appraise the 'current' version against the SA Objectives and Decision Aiding Questions.	Go on to Step 5.
5.	Consider whether any further changes could help mitigate adverse effects or maximise beneficial effects.	This is the end of the task for this content

**7.10** The appraisal of significant changes for draft allocations was handle differently and is explained below in 'Sites'.

### Plan Objectives

- 7.11** Need to compare old plan objectives with new versions and say whether the changes are significant, if any are significant we need to appraise them against the SA objectives and decided whether any further changes are necessary from a sustainability perspective.
- 7.12** The following tables set out the appraisal of changes to the Spatial Objectives. The first table looks at whether any changes have been made to each spatial objective and if so whether they are considered to be significant and corresponds with steps 1 and 2 as set out in 'D 2: Appraise significant changes' above. The second table considers the objectives with significant changes and their relationship with the SA Objectives (corresponding with steps 3 and 4).

**Table 7.1 - Appraisal of significance of changes to the Spatial Objectives**

Previous version of Spatial Objective	'Current' version of Spatial Objective	Has it changed?	Is it significant?	Commentary
<b>Development and Growth</b>				
1. To maintain a good supply of suitable land for growth, focused on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.	1. To maintain a good supply of suitable land for growth in sustainable locations and focusing on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.	Yes	Yes	'focused on previously developed land' has been changed to 'in sustainable locations and focusing on previously developed land'. This is considered to be a significant change.
2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.	2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.	No	N/A	No changes made.
3. To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.	3. To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.	No	N/A	No changes made.
4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.	4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.	No	N/A	No changes made.
<b>Economic Development</b>				

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Previous version of Spatial Objective	'Current' version of Spatial Objective	Has it changed?	Is it significant?	Commentary
5. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.	5. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.	No	N/A	No changes made.
6. To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.	6. To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.	No	N/A	No changes made.
7. To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors	7. To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors	No	N/A	No changes made
8. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.	8. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.	No	N/A	No changes made.
9. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.	9. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.	No	N/A	No changes made.
10. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.	10. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.	No	N/A	No changes made.
11. To protect the best and most versatile agricultural land from built development.	11. To protect the best and most versatile agricultural land from built development.	No	N/A	No changes made.
<b>Infrastructure</b>				
12. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and	12. To maintain an up-to-date Infrastructure Business Plan to identify the infrastructure needs of proposed developments and	No	N/A	No changes made.



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Previous version of Spatial Objective	'Current' version of Spatial Objective	Has it changed?	Is it significant?	Commentary
to prioritise investment to be provided by developer contributions and other identifiable sources.	to prioritise investment to be provided by developer contributions and other identifiable sources.			
13. To focus investment on improving access in strategic expansion locations to make optimum use of available resources.	13. To focus investment on improving access in strategic expansion locations to make optimum use of available resources.	No	N/A	No changes made.
14. To facilitate sustainable modes of travel in all new developments and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.	14. To facilitate sustainable modes of travel and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.	Yes	No	'in all new developments' has been taken out of the objective. This is not considered to be a significant change.
15. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.	15. To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.	No	N/A	No changes made.
16. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space and integrated community facilities.	16. To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space, green infrastructure and integrated community facilities.	Yes	Yes	'green infrastructure' has been added to the objective. This is considered to be a significant change.
<b>Housing</b>				
17. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.	17. To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.	No	N/A	No changes made.
18. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.	18. To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.	No	N/A	No changes made.

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Previous version of Spatial Objective	'Current' version of Spatial Objective	Has it changed?	Is it significant?	Commentary
19. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.	19. To provide opportunities for vulnerable people to live independent lives with support to meet their needs.	No	N/A	No changes made.
20. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.	20. To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.	No	N/A	No changes made.
<b>Environment</b>				
21. To maintain, enhance and conserve Huntingdonshire's heritage assets, characteristic landscapes, natural habitats and biodiversity.	21. To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity.	Yes	No	'heritage assets' has been changed to 'historic environment'. This is not considered to be a significant change.
22. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.	22. To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.	No	N/A	No changes made.
23. To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.	23. To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.	No	N/A	No changes made.
24. To encourage waste management and pollution control practices which minimise and reduce contributions to climate change	24. To encourage waste management and pollution control practices which minimise and reduce contributions to climate change	No	N/A	No changes made.

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Previous version of Spatial Objective	'Current' version of Spatial Objective	Has it changed?	Is it significant?	Commentary
and avoid adverse impacts on the local environment or human health.	and avoid adverse impacts on the local environment or human health.			
25. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the Great Fen and the belt of ancient woodland north of Alconbury, the River Great Ouse and its associated landscape corridor and Grafham Water and its circle of ancient woodlands and to promote a balance between conservation and public access to and enjoyment of these assets.	25. To conserve and enhance Huntingdonshire's strategic green infrastructure, including the Great Fen and the belt of ancient woodland north of Alconbury, the River Great Ouse and its associated landscape corridor, Grafham Water and its circle of ancient woodlands and the Nene Valley, and to promote a balance between conservation and public access to and enjoyment of these assets.	Yes	No	'the River Great Ouse and its associated landscape corridor and Grafham Water and its circle of ancient woodlands' has been changed to 'the River Great Ouse and its associated landscape corridor, Grafham Water and its circle of ancient woodlands and the Nene Valley'. This is not considered to be a significant change.

**Table 7.2 - Appraisal of relationship with SA Objectives for Spatial Objectives that have significant changes**

SA Objectives	Spatial Objective 1		Spatial Objective 16	
	Previous	Current	Previous	Current
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	✓	✓	○	○
2. Protect water resources (both quality and quantity)	○	○	○	○
3. Manage and minimise all forms of flood risk (taking into account climate change)	●	■	○	○
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	●	●	✓	✓
5. Protect, maintain and enhance biodiversity and habitats	●	■	●	✓

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SA Objectives	Spatial Objective 1		Spatial Objective 16	
	Previous	Current	Previous	Current
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	x	●	●	✓
7. Protect, maintain and enhance heritage assets, whether they are designated or not	●	●	○	○
8. Reduce emissions of greenhouse gases and improve energy efficiency	○	○	○	○
9. Improve air quality	○	○	○	○
10. Avoid unnecessary light, noise and visual pollution	●	●	○	○
11. Reduce waste production and increase reuse, recycling and composting	○	○	○	○
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	✓	✓	✓	✓
13. Promote accessibility of cultural and social activities	○	○	✓	✓
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	✓	✓	●	●
15. Redress inequalities	○	○	●	●
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	○	○	✓	✓
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	○	○	✓	✓
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	○	✓	✓	✓
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	✓	✓	○	○
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	○	○	✓	✓
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	✓	✓	✓	✓

### Conclusions:

#### Spatial Objective 1:

For the most part it is considered that there will be no direct relationship between this spatial objective and the SA objectives. There are considered to be potentially synergistic relationships between this spatial objective and SA Objectives 1, 12, 14, 18 (changed from 'no direct relationship'), 19 and 21, reflecting the fact that the spatial objective is concerned with locating development sustainably, rather than focusing on redevelopment of previously developed land as in the previous version.

Previously there was considered to be potential conflict between this spatial objective and SA Objective 6. This is now considered that there are potential direct relationships between them but it is either uncertain whether they would be complementary or conflicting or there is potential for both complementary and conflicting relationships. This reflects the widening of the spatial objective to be concerned with locating development sustainably, rather than focusing on redevelopment of previously developed land as in the previous version. No further changes are considered appropriate in order to minimise adverse impacts or maximise positive impacts.

#### Spatial Objective 16 (previously 9 at Stage B):

Broadly it is considered that there will be no direct relationship between this spatial objective and the SA objectives. There are considered to be potentially synergistic relationships between this spatial objective and SA Objectives 4, 5 (changed from 'direct but uncertain' previously), 6 (changed from 'direct but uncertain' previously), 12, 13, 16, 17, 18, 20 and 21. This reflects a broad relationship between the SA Objectives and the cross-cutting nature of the list of services and facilities the spatial objective seeks to support.

No further changes are considered appropriate in order to minimise adverse impacts or maximise positive impacts.

### Key for testing the changes to the Spatial Objectives against the SA Objectives

✓	There are potential complementary relationships between the Spatial Objective and the SA Objective
✘	There are potential conflicting relationships between the Spatial Objective and the SA Objective
•	There are potential direct relationships between the Spatial Objective and the SA Objective but it is either uncertain whether they would be complementary or conflicting or there is potential for both complementary and conflicting relationships
○	There is no identified direct relationship between the Spatial Objective and the SA Objective
N	The relationship between the Spatial Objective and the SA Objective was not appraised at this stage (used for new spatial objectives)

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### Growth

#### Local Plan consultation July to August 2017

**7.38** As part of the series of consultations that were open for public comment from 3 July to 25 August, centred around the Huntingdonshire Local Plan: Consultation Draft 2017, included a 'Call for Sites'.

#### The purpose of the Call for Sites

The call for potential development sites accompanied had two main purposes:

1. To identify previously developed land potentially suitable for residential development for inclusion in a Brownfield Land Register, expected to be compiled by 31 December 2017; and
2. To ensure sufficient land is identified which is available for development should it be required in response to changes arising out of the Housing White Paper 'Fixing our broken housing market'

The Council asked landowners, developers and agents to submit details of:

1. Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
2. Greenfield land which meets the criteria set out below:
  - A. Is located in or adjacent to one of the:
    - Spatial Planning Areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
    - Key Service Centres identified in the draft plan, which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
    - small settlements which have a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house; and
  - B. Does not comprise:
    - Grade 1 agricultural land, which is the highest quality agricultural land
    - Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's [Strategic Flood Risk Assessment \(SFRA\) 2017](#)
    - Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
    - Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011

**7.39** Just over 200 sites were put forward during the consultation. The Council also looked at sites previously submitted as potential local plan allocations that had at the time been discounted. From these previously discounted sites it was decided to assess 14 as they met the Call for Sites criteria above. It was decided to produce a new Housing and Economic Land Availability Assessment (HELAA) to assess a total of 129 sites to determine whether they were suitable, available and achievable, and if so whether they should be added to the local plan as allocations for development. These sites can be categorised as:

- Potential new settlement proposals - being broadly freestanding sites away from existing towns and villages, potentially capable of accommodating over 1,000 homes
- Sites previously submitted where there has been some significant change that indicates that re-assessment is appropriate (previously submitted sites where there was no or very little change were not re-assessed)
- A relatively small number of sites in and around Spatial Planning Area settlements and Key Service Centres.

- Sites in and around small settlements considered to have good sustainability, being Alconbury, Bluntisham and Great Staughton
- Sites in and around small settlements considered to have reasonable sustainability, being Abbots Ripton, Catworth, Elton, Farcet, Great Gidding, Great Gransden, Hemingford Grey, Hilton, Houghton and Wyton, Needingworth, Offord Cluny, Offord D'Arcy, Stilton and Waresley. A site in Southoe was also assessed on special request from the parish council.

**7.40** For more detail on the site assessments see 'Housing & Economic Land Availability Assessment: October 2017' below or the consultation event for the [Housing and Economic Land Availability Assessment October 2017](#).

### Changes to the Strategy for Development

**7.41** In responding to comments received during the consultation on the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 and the Housing and Economic Land Availability Assessment October 2017 it has been proposed to add an additional tier to the settlement hierarchy for 'Local Service Centres', for those settlements identified through the Call for Sites 2017 as settlements with good sustainability, and to add a number of allocations in and around these settlements.

**7.42** This proposed change is considered to be a significant change and is appraised below. Please also refer to 'Housing & Economic Land Availability Assessment: October 2017' for the sustainability appraisal of sites being taken forward as allocations.

**7.43** In addition to the proposed changes for the strategy for development a new policy has been added for the 'Amount of Development', which is appraised below in 'Policies'.

### Appraisal of significant changes to the strategy for development

**7.44** The proposal to add Local Service Centres and a series of allocations for development in around these settlements will be appraised against the previous approach. The two options are defined as follows:

<b>Current approach:</b>	<p>This approach would see a combination of development at the two Strategic Expansion Locations, the settlements of the four spatial planning areas and all of the Key Service Centre settlements. Development densities would be appropriate for the location making good use of land, determined from the site assessment process in the Housing and Economic Land Availability Assessment.</p> <p>The approach has been refined through development of the local plan, most recently and significantly with the removal of Wyton Airfield as a Strategic Expansion Location. This came about due to the Strategic Transport Study which demonstrated that the road infrastructure requirements to serve redevelopment of Wyton Airfield, and the current funding requirements for these in particular, are not deliverable at this time. Such refinements mean that it is possible to have a reasonable level of certainty about the likely impacts of the approach in terms of sustainability.</p>
<b>Proposed Approach:</b>	<p>This approach would be similar to the current approach but with the addition of a series of allocations in and around the three villages of Alconbury, Bluntisham and Great Staughton. These settlements are proposed to be identified as an additional tier in the settlement hierarchy, to be known as Local Service Centres. This would enable windfall sites in these locations that might be larger than would be the case if they were to remain as small settlements.</p> <p>Although the number of allocations and the amount of development that would be added through this approach are relatively limited it is considered to be a significant change from the current approach.</p>



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**7.45** The appraisals are recorded as having potential for a positive, negative or uncertain impact as set out below. The inclusion of a commentary for each decision aiding question enables factors considered in the decision making process to be recorded. The answers are not intended to be added up to an overall score as some objectives may be relatively more important than others, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**Appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

-	The likely impacts of this option are considered to be negative compared with what would happen without the plan.
+	The likely impacts of this option are considered to be positive compared with what would happen without the plan.
++	The '+ +' values are intended to help enable differentiation between options where positive impacts are considered likely. This is explained in the commentary.
+/-	The likely impacts of this option are considered to be positive compared with what would happen without the plan but quantification is uncertain.
~	The likely impacts of this option are considered to be either very limited (either positive or negative) or are potentially both positive and negative but on balance broadly neutral. This is explained in the commentary.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

**7.46** In addition appraisal commentaries will identify the best option where the two options have the same general impact, if it is possible to do so. For example if both options are appraised as having a '+' score these two options will be carefully considered and where it is possible the better of the two will be identified.

**Table 7.3 Strategic options for the distribution of growth**

Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
Will it enable the use of land that has previously been developed in preference to land that has not been developed?	+	+	The current approach has the highest proportion of growth on previously developed land but both options would see the same sites allocated. By identifying a larger number of settlements where large developments could potentially take place the proposed approach could enable more previously developed windfall sites to be developed, but this is unlikely to be a significant difference.
	This approach would make good use of previously developed sites but would also include a significant proportion of greenfield sites.	This approach would make use of the same previously developed sites but would include proportionally more greenfield sites.	

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	+	++	Huntingdonshire has a high proportion of the best and most versatile agricultural land (Grades 1, 2 and 3a) so it would be difficult to avoid any development of it. Both approaches avoid the highest quality land (Grade 1) through the site selection process. Although the proposed approach uses more greenfield land it adds settlements to the strategy where larger developments might come forward so could ensure that the best agricultural land around our towns and key service centres can be protected.
Will it promote development in locations where higher densities are appropriate?	++	+	Both approaches would lead to appropriate density development for the location. Although the proposed approach may lead to slightly lower density development it adds settlements to the strategy where larger developments might come forward so could help to ensure that areas of towns and key service centres that are sensitive to high density development aren't adversely affected by inappropriately high densities.
Will it direct development away from waterways that are sensitive to changes in water quality?	+	+	The Water Cycle Study 2014 (WCS 2014) did not assess water treatment capacity for the Local Service Centres in detail so there is some uncertainty over the proposed approach. However, from the information available it can be concluded that both approaches would direct

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
			development away from waterways that are sensitive to changes in water quality as far as reasonably possible and to a similar extent.
Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	+	++	Water treatment capacity is limited in many places but the proposed level of growth is generally manageable within conventional technologies. As noted above the WCS 2014 didn't assess Local Service Centres in detail so there is uncertainty, but it is likely that the proposed approach could enable development in locations where treatment capacity is not currently constrained.
Will it minimise risk to people and property from flooding, now and in the future?	+	++	Adding sites for the Local Service Centres increases the range of sites from which to select allocations and so potentially means that sites that are at high risk would not need to be developed so the proposed approach is preferable. However, part of the reasoning for the proposed approach was for an increase in the overall amount of development so this effect may be limited.
Will it direct development to areas which are either well served by open space and publicly accessible green space or have the capacity to provide more open space and accessible green space?	++	+	The two approaches are similar but the current approach would seem to be preferable based on known opportunities for large scale open/ green space provision. By adding settlements to the strategy where larger developments might come forward the proposed approach could potentially enable currently unknown opportunities for open/ green space provision.

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
		large scale open/ green space provision.	
Will it protect, restore, create or enhance habitats?	+	+	The two approaches are very similar as they are based around the same allocations. The proposed approach could mean that impacts both positive such as opportunities to enhance habitats, and negative are more widespread.
	The current approach offers a wide range of opportunities for creation and enhancement of habitats.	This approach is very similar to the current approach but may mean that impacts are more widespread.	
Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?	++	+	The two approaches are similar, but the proposed approach will have wider impacts, both adverse impacts and potential positive impacts such as opportunities to enhance how settlements sit in the landscape.
	This approach is considered to have sufficient flexibility to enable adverse impacts on landscape to be avoided or mitigated.	This option is similar but the impact will be more widely spread than with the current approach.	
Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	+	+	The two approaches are very similar with the impacts on townscape considered to be the same, albeit with the proposed approach including local service centres in the strategy that would be affected as well as towns and key service centres (that are part of both approaches).
	Strategic expansion locations offer potential to establish new townscape identities. Development in towns and key service centres is considered to be of a scale that is capable of responding appropriately to surrounding townscapes.	This approach is very similar but adds local service centres with additional allocations. The additional sites have been selected on the same basis as those already selected for towns and key service centres in that they are considered to be of a scale that is capable of responding appropriately to surrounding townscapes.	
Will it promote development which preserves and enhances the district's heritage?	+	+	The proposed approach would be likely to subject more heritage assets to risk of harm but would also provide more potential for opportunities for enhancement.
	There are potential risks to heritage in towns and key service centres but this could offer opportunities for enhancement and for archaeological investigation.	This approach would extend the risks/ opportunities of the current approach for towns and key service centres to the proposed local service centres.	
Will it lead to development that can take advantage of or	+	+	The two approaches are likely to offer very similar opportunities for decentralised low carbon
	Concentration of growth in strategic expansion locations	This approach is very similar but adds local service	

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
enable opportunities for decentralised low carbon energy sources or networks?	offers good opportunities for use of decentralised low carbon energy sources or networks.	centres with additional allocations. New sites in local service centres are unlikely to offer opportunities for decentralised low carbon energy sources or networks.	energy sources or networks as these are likely to be limited and concentrated in towns and at strategic expansion locations.
Will it promote actions to tackle climate change both through adaptation and mitigation?	+	++	The proposed approach may reduce exposure to flood risk as higher risk sites from the plan could be removed from the plan, although this is limited as the approach would see a greater amount of development. It may also enable adaptation and mitigation in the local service centre settlements.
	Concentration of growth in towns and key service centres enhances opportunities for adaptation and mitigation. Some development may be at some risk of flooding taking climate change into account but this has been subject to sequential testing. Unlikely to exacerbate effects such as urban heat island.	This approach is very similar but adds local service centres with additional allocations. This potentially enables a reduction in exposure to flood risk as higher risk sites could be removed from the plan, although amount of development will be increased.	
Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?	++	+	The proposed approach adds local service centres with additional allocations. Although local service centres have been selected on the basis of the services and facilities they can provide for residents they have limited employment opportunities so the need to travel would not be addressed in that context.
	This approach should give good opportunities to co-locate housing and jobs, balanced with less risk of impacts such as traffic congestion.	Local service centres have been selected on the basis of the services and facilities they can provide for residents so the need to travel is addressed in that context.	
Will it recognise and tackle the causes of air pollution, particularly from traffic?	+	+	Although the proposed approach would be likely to do less to tackle air pollution due to commuting to larger centres than the current approach, it would also see development in local service centres where air pollution is lower (Air quality management areas are located in and around the Huntingdon SPA settlements, along the A14 and in St Neots).
	With a substantial proportion of growth in two strategic expansion locations and in and around the towns this option offers good opportunities to reduce the need to travel potentially reducing air pollution. Also gives scope for urban vegetation to help tackle pollution.	Local service centres provide good levels of day to day services but have limited employment opportunities. This approach is therefore likely to do less to tackle air pollution due to commuting to larger centres.	
Will it promote the retention of the	+	+	The two approaches are likely to be very similar in

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
quiet rural character of the district?	Focusing growth in strategic expansion locations and market towns will help retain the rural character of the majority of the district whilst offering potential to minimise car-borne in-commuting.	New sites in and around local service centres are mostly limited in scale and number for each settlement. This should mean that the character of these settlements is not adversely affected.	that they are likely to mean that the quiet rural nature of much of the district including the many small settlements will be affected in a limited way. The difference will be for local service centres where there is likely to be a more significant impact but it will be moderated as new sites are generally limited in both scale and number for each settlement.
Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	+	There is no difference in the two approaches as they both involve development at Alconbury airfield which is identified as an area of search. Both approaches can therefore be considered to, for the most part, be directing development away from areas of search for waste purposes.
	Alconbury airfield is designated as an area of search for waste but this could be accommodated within proposed mixed use growth. No other elements of this approach are affected.	There are no areas of search in local service centres so this approach would have the same impact.	
Will it lead to development which would improve the choice and availability of cultural or social facilities?	+	++	The two approaches are very similar, but the proposed approach should extend support for existing cultural and social facilities to local service centres
	This approach should make provision of additional cultural or social facilities more viable. Rural areas should not be adversely affected.	Development in local service centres should mean that cultural and social facilities in these settlements are supported.	
Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	+	++	The proposed approach is likely to provide growth in the provision of housing to meet needs in and around more settlements than the current approach. There is no difference in terms of traveller accommodation.
	This approach is likely to meet needs as it will include a range of different types of site including those where affordable tenures would be provided.	This approach would enable affordable housing provision as well as market housing providing a range of options in local service centres	
Will it help reduce poverty and social exclusion for areas and groups most affected?	+	++	Both approaches will help to address issues in Huntingdon and St Neots, where significant issues
	The strategic expansion locations should help address	New allocations in local service centres should help to address issues in rural	



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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
	poverty and social exclusion in Huntingdon and St Neots where these issues are concentrated. Issues in rural areas may be reduced to some extent by growth in key service centres.	areas to a greater extent than the current approach.	exist. The proposed approach is likely to do more to address poverty and social exclusion for rural areas.
Will it promote a reduction in levels of crime or the fear of crime?	++	+	There is likely to be very little difference between the two approaches as they are based around the same core set of sites in and around towns and key service centres. The proposed approach will have an impact for local service centres, but it is likely to be very limited.
Will it facilitate access to basic services?	+	++	The two approaches are based around the strategy of locating development in places where the best services and facilities are available. While the current approach limits allocations to towns and key service centres the proposed approach also includes local service centres that have a good level of basic day to day services. Larger developments in local service centres should help to maintain services and facilities in these villages.
Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	+	++	The two approaches would see development in towns and key service centres that would match population growth with employment growth. The proposed approach would do more to support the rural economy with development in local service centres.
	Growth is concentrated in close proximity to Alconbury enterprise zone and other employment concentrations, particularly in Huntingdon and St Neots. The rural economy would see some benefit from development in key service centres.	Development in local service centres would see additional benefit for the rural economy as well as that from development in key service centres.	



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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
Will it enhance Huntingdonshire as a business location and encourage inward investment?	+	++	The two approaches are very similar and are both considered to enhance Huntingdonshire as a business location and will both encourage inward investment. The proposed approach could provide more confidence for investment that employees would be able to find suitable places to live.
	Alconbury enterprise zone is a key focus for inward investment. Successful delivery should enhance Huntingdonshire as a business location and encourage spin-off and service businesses. Diversity of potential location offers a wider choice of sites for potential investment.	This approach is very similar to the current approach. This approach may support inward investment as it diversifies the locations for development providing more choice of where to live for employees.	
Will it help improve the availability of training and education opportunities?	+	+	The main difference between the two approaches is that the proposed approach would see development at local service centres. This is potentially beneficial as it would support primary schools in these villages where there may be falling pupil numbers.
	The strategic expansion location at Alconbury Weald is expected to provide an additional secondary school. New or expanded primary education facilities are expected according to the demand generated by new development. Increased population may make additional tertiary education viable.	This approach would, in addition to development from the current approach, see development at local service centres. It is likely that such development would support local primary schools that may have falling pupil numbers.	
Will it reduce the need to travel?	++	+	As the two approaches are based on the same strategy of concentrating growth in towns and key service centre they both contribute to reducing the need to travel. The proposed approach will do no more to help reduce the need to travel as it adds local service centres where only a basic level of day to day services and limited employment opportunities are available.
	Strategic expansion locations promote homes, jobs and services in close proximity to each other. Other growth concentrated in market towns and key service centres will also help reduce the need to travel.	Development in local service centres is unlikely to help reduce the need to travel as they have only a basic level of day to day services but limited employment opportunities. However, this approach is based on the same core of sites as the current approach	
Will it match areas of growth to those with better or improving transport infrastructure?	+	+	As a result of the recent Strategic Transport Study the current approach has been modified so that the previously identified strategic expansion
	Growth at Alconbury Weald offers opportunities for an extension to The Busway. Concentration of growth in the Huntingdon SPA provides	The three local service centres are considered to be in locations where there is existing capacity in transport infrastructure.	

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Decision Aiding Questions	Impact		Commentary
	Current Approach	Proposed Approach	
	opportunities to take advantage of improvements to the A14. Development in key service centres would make use of existing capacity in transport infrastructure.		location at Wyton airfield has been excluded along with a number of other potential sites. This means that the approach can be considered to be a good match of growth with better or improving transport infrastructure. The proposed approach add local service centres that are all in locations where existing infrastructure capacity should be available.

## Conclusions

### Summary:

The different two approaches are very similar as they are both based on a core strategy that sees development concentrated in the towns and other spatial planning area settlements, and the key service centres. There are eleven instances where neither approach is considered to be the best and sixteens where one is better than the other, six for the current approach and ten for the proposed approach. Although there are uncertainties neither approach is appraised as potentially leading to adverse impacts.

### Current Approach:

This approach is the best in a number of instances;

- promoting development in locations where higher densities are appropriate;
- directing development to areas which are either well served by open space and publicly accessible green space or have the capacity to provide more open space and accessible green space;
- promoting development of a type and scale which recognises and responds to the valued characteristics of landscape character types;
- promoting the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing;
- promoting a reduction in levels of crime or the fear of crime; and
- reducing the need to travel

This is considered to be a good approach in terms of limiting the need to travel as it would see housing development in locations where either there are currently good employment opportunities or there is also employment development planned, in contrast to the proposed approach that would see some additional development in local service centres where there are more limited employment opportunities than in the larger settlements.

### Proposed Approach:

This approach is the best in a number of instances;

- promoting development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades;
- directing development towards locations where water treatment capacity exists or can be added to effectively;

### Conclusions

- minimising risk to people and property from flooding, now and in the future;
- promoting actions to tackle climate change both through adaptation and mitigation;
- leading to development which would improve the choice and availability of cultural or social facilities;
- promoting a growth in the provision of housing to meet needs (including for affordable and traveller accommodation);
- helping reduce poverty and social exclusion for areas and groups most affected;
- facilitating access to basic services;
- matching areas of population growth to employment growth in a manner which facilitates easy access to jobs;
- enhancing Huntingdonshire as a business location and encourage inward investment

This is considered to be a better approach as it broadly has the same benefits as the current approach but is likely to provide support for the rural economy, particularly the services and facilities in the three local service centres. It will also broaden the range of locations where development is planned which is considered to be beneficial in supporting inward investment, providing affordable housing and opportunities for 'down-sizing'.

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## Policies

**7.47** The steps necessary to appraise the significance of changes to policies are set out above in 'D 2: Appraise significant changes'. The appraisals in the following section follow these steps and are set out as follows:

<p><b>1. The version appraised for the Draft Final SA is presented side by side with the 'current' version</b></p>	<p>Presented in a coloured 'policy box' placing the two versions of the policy side by side enables the identification of changes to the policy during the recent stage of developing the plan. Where a policy is new and has not been appraised previously its appraisal is set out in the same way as the appraisal of policies at Stage B.</p>
<p><b>2. A table identifies the changes that have been made and identifies whether they are considered to be significant</b></p>	<p>This first summarises the changes then asks the question 'Are these changes considered to be significant?', which is followed by a statement as to why they are considered to be significant or not.</p>
<p><b>3. Where changes are significant an appraisal table sets out the consideration of SA Objectives/ Decision Aiding Questions</b></p>	<p>The appraisal table is similar to the one used for appraisals at Stage B and includes the most recent appraisal (This may be from the Stage D appraisal of significant changes for the Draft Final SA or if previous changes were not considered to be significant from the original Stage B appraisal). However, it also includes a new set of columns for impact scores and commentaries for each of the Decision Aiding Questions and a conclusion for the new appraisal of significant changes. In some cases additional Decision Aiding Questions may be added if the scope of the policy has changed. The appraisal may also consider that some questions which the policy was appraised against previously no longer have a relationship with the policy.</p>

**7.48** How the scoring system should be applied is set out for each decision aiding question in the SA Framework. The questions have been worded so that in most cases an 'uncertain' result cannot be given. It was considered that if an 'uncertain' result were to be included in the scoring system for more or all questions, the value of appraisals could be undermined by a high proportion of 'uncertain' results. In this way a clear appraisal result can be gained and quantifiable differences between the different versions of policies clearly identified. The inclusion of a commentary for each decision aiding question will enable factors considered in the decision making process to be recorded. The answers are not intended to be added up to a score, but instead the options should be compared on an objective by objective basis. This will mean that the overall summary and conclusions will be influenced by the number of positive and negative assessments identified but will be of a qualitative rather than quantitative nature.

**SA appraisals will use the following system to identify what effects the option being appraised will have for each decision aiding question:**

+	Effects are considered to be potentially beneficial compared with what would happen without the plan
-	Effects are considered to be potentially adverse compared with what would happen without the plan
~	Effects are considered to be neither positive nor negative compared with what would happen without the plan, or where effects are uncertain
N	Effects were not appraised at this stage for this decision aiding question (used for previous appraisals); or Decision aiding question is no longer considered to have a relationship with the policy (used for new Stage D appraisals)

### Policy Development

**7.49** The following table sets out the relationship between policies at recent stages of Local Plan consultation. The table is set out in chronological order from left to right but is organised by the order of policies in the latest version of the plan.

Policies as appraised for task D 2 in the Draft Final SA Report (Local Plan Consultation Draft 2017)	Policies as appraised for task D 2 in the Final SA Report (Local Plan: Proposed Submission)
No policy	LP 1 Amount of development
LP 1 Strategy for Development	LP 2 Strategy for Development
LP 2 Green Infrastructure	LP 3 Green Infrastructure
LP 3 Contributing to Infrastructure Delivery	LP 4 Contributing to Infrastructure Delivery
LP 9 Flood Risk	LP 5 Flood Risk
LP 4 Waste Water Management	LP 6 Waste Water Management
Built-up area definition	Built-up area definition
LP 5 Spatial Planning Areas	LP 7 Spatial Planning Areas
LP 6 Key Service Centres	LP 8 Key Service Centres
No policy	LP 9 Local Service Centres
LP 7 Small Settlements	LP 10 Small Settlements
LP 8 The Countryside	LP 11 The Countryside
LP 10 Design Context	LP 12 Design Context
LP 11 Design Implementation	LP 13 Design Implementation
LP 12 Strategic Placemaking	LP 14 Placemaking
LP 13 Amenity	LP 15 Amenity
LP 14 Surface Water	LP 16 Surface Water
LP 15 Sustainable Travel	LP 17 Sustainable Travel
LP 16 Parking Provision	LP 18 Parking Provision
LP 17 Established Employment Areas	LP 19 Established Employment Areas
LP 18 Rural Economy	LP 20 Rural Economy
LP 19 Homes for Rural Workers	LP 21 Homes for Rural Workers
LP 20 Town Centre Vitality and Viability	LP 22 Town Centre Vitality and Viability
LP 21 Local Services and Community Facilities	LP 23 Local Services and Community Facilities
LP 22 Tourism and Recreation	LP 24 Tourism and Recreation
LP 23 Affordable Housing Provision	LP 25 Affordable Housing Provision
LP 24 Housing Mix	LP 26 Housing Mix

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Policies as appraised for task D 2 in the Draft Final SA Report (Local Plan Consultation Draft 2017)	Policies as appraised for task D 2 in the Final SA Report (Local Plan: Proposed Submission)
LP 25 Specialist Housing	LP 27 Specialist Housing
LP 26 Gypsies, Travellers and Travelling Showpeople	LP 28 Gypsies, Travellers and Travelling Showpeople
LP 27 Community Planning Proposals	LP 29 Community Planning Proposals
LP 28 Rural Exceptions Housing	LP 30 Rural Exceptions Housing
LP 29 Health Impact Assessment	LP 31 Health Impact Assessment
LP 30 Biodiversity and Geodiversity	LP 32 Biodiversity and Geodiversity
LP 31 Trees, Woodland, Hedges and Hedgerows	LP 33 Trees, Woodland, Hedges and Hedgerows
LP 32 Protection of Open Space	LP 34 Protection of Open Space
LP 33 Rural Buildings	LP 35 Rural Buildings
LP 34 Heritage Strategy	'Important Content' box
LP 35 Heritage Assets and their Settings	LP 36 Heritage Assets and their Settings
LP 36 Renewable and Low Carbon Energy	LP 37 Renewable and Low Carbon Energy
LP 37 Air Quality	LP 38 Air Quality
LP 38 Ground Contamination and Groundwater Pollution	LP 39 Ground Contamination and Groundwater Pollution
LP 39 Water Related Development	LP 40 Water Related Development

## The Development Strategy

**7.50** This section looks at the changes made to policies within Chapter 4: The Development Strategy. Policies in this chapter are:

- LP 1 Amount of development
- LP 2 Strategy for Development
- LP 3 Green Infrastructure
- LP 4 Contributing to Infrastructure Delivery
- LP 5 Flood Risk
- LP 6 Waste Water Management
- LP 7 Spatial Planning Areas
- LP 8 Key Service Centres
- LP 9 Local Service Centres
- LP 10 Small Settlements
- LP 11 The Countryside



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## Amount of development

**NB: This is a new policy so has not been appraised previously.**

### LP1 Amount of Development

In Huntingdonshire in the period 2011-2036 provision will be made for:

- at least 20,100 new homes (both market and affordable), and
- approximately 14,400 additional jobs.

**Table 7.4 - SA Appraisal of policy LP 1: Amount of development**

Decision Aiding Questions Will it...	Effects	Commentary
promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The amount of housing development identified has come about as a result of a detailed calculation of requirements including affordable housing needs.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	The amount of jobs growth identified has come about as an integral part of the detailed calculation of requirements.
<p><b>Conclusions:</b></p> <p>The policy is considered to have a potentially beneficial effect with regards to SA Objectives 14 (Ensure all groups in society have access to decent, appropriate and affordable accommodation) and 18 (Improve access to satisfying work, appropriate to skills, potential and place of residence).</p> <p>As the amount of development is a product of a detailed calculation of requirements which takes account of a wide range of factors including affordable housing need it is concluded that the policy is appropriate and no amendments are required.</p>		

### Strategy for Development

#### Policy as previously appraised

##### LP 1: Strategy for Development

The development strategy for Huntingdonshire is to:

- Concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and the surrounding countryside; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs

##### Distribution of Growth

Four spatial planning areas are designated where approximately 70% of the total housing growth and the majority of employment and retail growth will be focused. These are centred around Huntingdon, St Neots, St Ives and Ramsey reflecting their status as the district's traditional market towns. These will include two strategic expansion locations at Alconbury Weald and St Neots East.

Seven key service centres are designated reflecting the concentration of services and facilities in these locations. These are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley. Approximately 30% of the total housing growth will be dispersed across the key service centres together with the small settlements to support the vitality of these communities.

The strategy for development will predominantly be delivered through sites already completed in 2011-2016 and those allocated in this plan which together are sufficient to meet the outstanding objectively assessed need in full. In addition, small and windfall sites will be delivered in conformity with other policies of this plan which will provide flexibility and diversity in the supply.

#### Policy appraised for significant changes

##### LP 2: Strategy for Development

The development strategy for Huntingdonshire is to:

- Concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities;
- Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities;
- Provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes;
- Support a thriving rural economy;
- Protect the character of existing settlements and the surrounding countryside;
- Conserve and enhance the historic environment; and
- Provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation.

##### Distribution of Growth

Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:

- Huntingdon including Brampton and Godmanchester and the strategic expansion location of Alconbury Weald
- St Neots including Little Paxton and the strategic expansion location of St Neots East
- St Ives
- Ramsey including Bury.

Approximately three quarters of the objectively assessed need for housing and the majority of employment and retail growth will be focused in the spatial planning areas.

Seven key service centres are designated reflecting the concentration of services and facilities in these locations and their role in providing services to residents of other nearby communities. These are:

- Buckden
- Fenstanton
- Kimbolton
- Sawtry
- Somersham
- Warboys
- Yaxley.

Three local service centres are designated reflecting their level of service provision to residents. These are:

- Alconbury
- Bluntisham
- Great Staughton.

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Policy as previously appraised	Policy appraised for significant changes
	<p>All other settlements with a single built up area of 30 dwellings or more are defined as Small Settlements as set out in Definition of Small Settlements</p> <p>Approximately a quarter of the objectively assessed need for housing, together with a limited amount of employment growth, will be permitted on sites dispersed across the key service centres, local service centres and small settlements to support the vitality of these communities and provide flexibility and diversity in the housing supply.</p> <p>In addition, rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of this plan providing further flexibility in the housing supply.</p>

**Table 7.5 - Appraisal of changes to policy LP2 Strategy for development**

<b>This policy has been changed by:</b>	
<ul style="list-style-type: none"> <li>• Locations for growth have been clarified</li> <li>• Expanded to add Local Service Centres as a new tier in the hierarchy and additional allocations to boost housing supply</li> <li>• The 70:30 split has been removed</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because, as identified above in 'Appraisal of significant changes to the strategy for development', although the number of sites and the amount of development are relatively limited adding a tier to the hierarchy is significant.	

**Table 7.6 SA Appraisal of significant changes to policy LP 2: Strategy for Development**

Decision Aiding Questions Will it...	Previous appraisal - Policy LP 1: Strategy for Development		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Although the changes reduce the number of previously developed strategic expansion locations to one out of two rather than two out of three this area has been expanded.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	+	The largest strategic expansion location which has been expanded is on previously developed land .	+	Sites in local service centres are mostly classed as Grade 3.
promote development in locations where higher densities are appropriate? (SA1)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Sites in local service centres are somewhat less suitable for higher density development than most sites but the impact is still considered to be positive.

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 1: Strategy for Development		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
direct development away from waterways that are sensitive to changes in water quality? (SA2)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns and will not have a detrimental impact on water quality objectives.	+	Sites in local service centres are considered to be in locations away from waterways that are sensitive to changes in water quality.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns and will not have an adverse affect on water treatment capacity.	+	Sites in local service centres are considered to be in locations where water treatment capacity exists or can be added to effectively.
minimise risk to people and property from flooding, now and in the future? (SA3)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns using a sequential approach to site selection with regards to flood risk.	+	Sites have been through a sequential approach as so can be considered to avoid flood risk as far as possible.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns where provision exists or can be provided through development.	+	Sites in local service centres are considered to be in locations that have reasonable access to open/ green space.
protect, restore, create or enhance habitats? (SA5)	~	This policy continues to identify strategic expansion locations and development site in service centres and towns which will have a range of impacts on existing habitats including the potential to create and enhance habitats.	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	This policy continues to focus development in and around larger settlements and on well contained areas of previously developed land. It requires development to protect the existing character of settlements and the countryside and so is considered to respond to landscape character.	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	This policy continues to focus development in and around larger settlements and on well contained areas of previously developed land. It requires development to protect the existing character of settlements and the countryside and so is considered to respond to landscape character.	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
seek to minimise the potential adverse visual effects of development? (SA6)	~	This policy continues to focus development in and around larger settlements and on well contained	~	Sites in local service centres are considered to be in locations that will not make a significant difference in

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 1: Strategy for Development		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
		areas of previously developed land. It requires development to protect the existing character of settlements and the countryside and so is considered to respond to landscape character. However, this change is not considered sufficient to consider the policy as having potentially beneficial effects for this objective.		relation to this decision aiding question.
promote development which preserves and enhances the district's heritage? (SA7)	N	Heritage aspects are addressed in subject specific policies to avoid repetition.	N	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.	+	Although local service centres are considered to be somewhat less sustainable due to the fact that there are limited employment opportunities this will not make a significant difference in relation to this decision aiding question.
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	This policy continues to focus growth in the most sustainable locations providing opportunities for use of sustainable modes of travel.	+	Sites in local service centres are considered to be in locations that will not make a significant difference in relation to this decision aiding question.
promote the retention of the quiet rural character of the district? (SA10)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Although development at local service centres would potentially adversely impact on the quiet rural character of the district this will not make a significant difference.
direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF? (SA11)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 1: Strategy for Development		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
enable people to lead healthy lifestyles, including travel choices? (SA12)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns opportunities for healthy lifestyles should be readily available.	+	The changes do not affect the appraisal in relation to this SA Objective
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Additional sites in local service centres is likely to improve the availability of affordable housing and widen the choice and mix of housing in these villages.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective
promote a reduction in levels of crime or the fear of crime? (SA16)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective
facilitate access to basic services? (SA17)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Local service centres have been selected on the basis of the level of basic day to day services that they provide for residents so there is no change in the appraisal of this SA Objective
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	This policy continues to identify strategic expansion locations and development site in service centres and towns where population growth will be matched to employment growth.	+	Although local service centres are considered to be somewhat less sustainable due to the fact that there are limited employment opportunities this will not make a significant difference in relation to this decision aiding question.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	This policy continues to identify strategic expansion locations and development sites in service centres and towns for a mix of developments which will provide opportunities for inward investment.	+	The changes do not affect the appraisal in relation to this SA Objective
help improve the availability of training and education opportunities? (SA20)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective
reduce the need to travel? (SA21)	+	The changes do not affect the appraisal in relation to this SA Objective	+	Although local service centres are considered to be somewhat less sustainable due to the fact that there are limited employment opportunities which would generally add to levels of commuting this will not make a significant difference in relation to this decision aiding question.

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 1: Strategy for Development		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	The changes do not affect the appraisal in relation to this SA Objective. Cambridgeshire County Councils Long Term Transport Strategy (LTTS) details necessary improvements to transport infrastructure.	+	Local service centres are considered to be in locations where transport infrastructure has available capacity.
<b>Conclusions:</b>	The changes are generally not significant as the policy continues to identify strategic expansion locations and development sites in service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth.		The changes are generally not significant as the policy continues to identify strategic expansion locations and development sites in key service centres and towns which provide greatest opportunities for co-location of homes, jobs and services and minimises the wider impact of growth. The addition of local service centres somewhat reduces the sustainability of the policy due to doing less overall to reduce the need to travel. However local service centres will help support the rural economy and will help meet local housing needs.	



### Green Infrastructure

#### Policy as previously appraised

##### LP 2: Green Infrastructure

A proposal will be expected to protect and enhance existing green infrastructure, create new green infrastructure, or create and strengthen links to and between areas of green infrastructure. A proposal will therefore be supported where it demonstrates that it:

- a. incorporates open/ green space in accordance with the Council's [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#), or successor documents;
- b. is consistent with the objectives of the [Cambridgeshire Green Infrastructure Strategy \(2011\)](#) or successor documents;
- c. improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
- d. provides replacement provision of equal or greater value than that which will be affected where the proposal would result in harm to or loss of existing green infrastructure;
- e. maintains and where appropriate enhances the rights of way network; and
- f. contributes to the re-naturalisation of water bodies such as rivers and lakes.

##### Green Infrastructure Priority Areas

Several Green Infrastructure Priority Areas have been identified, as indicated on The Key Diagram and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the requirements for that area will be achieved:

###### *The Great Fen*

Within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Masterplan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area, but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

###### *Great Ouse Valley*

#### Policy appraised for significant changes

##### LP 3 Green Infrastructure

A proposal will be expected to support green infrastructure and will therefore be supported where it demonstrates that it:

- a. incorporates open/ green space in accordance with the Council's [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#), or successor documents;
- b. protects and where possible enhances existing green infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas and the Cambridgeshire Strategic Green Infrastructure Network;
- c. is consistent with the objectives of the [Cambridgeshire Green Infrastructure Strategy \(2011\)](#) or successor documents;
- d. improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
- e. provides replacement provision where the proposal would result in harm to or loss of existing green infrastructure, where the replacement provides a net benefit, judged in terms of the factors set out in the Cambridgeshire Green Infrastructure Strategy (2011);
- f. maintains and where appropriate enhances the rights of way network; and
- g. contributes to the re-naturalisation of water bodies such as rivers and lakes, where possible.

##### Green Infrastructure Priority Areas

Several Green Infrastructure Priority Areas have been identified, as indicated on The Key Diagram and shown on the Policies Map. They have potential to consolidate and link important habitats and facilitate access improvements. A proposal within a priority area will be supported where the requirements for that area will be achieved:

###### *The Great Fen*

Within the Great Fen a proposal will only be supported where it is clearly demonstrated that it will make a positive contribution towards the implementation of the Great Fen Masterplan (2010) or successor documents.

A proposal that lies outside the designated Great Fen area, but within its Landscape and Visual Setting will be expected to demonstrate consideration of the landscape and visual impacts that the proposal could have on the Great Fen, such as how the proposal might affect the aims of the Great Fen project to establish an area where the experience gained by visitors will be one of a tranquil area of countryside unaffected by urban encroachment.

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Policy as previously appraised	Policy appraised for significant changes
<p><b>Policy as previously appraised</b></p> <p>A proposal within the Ouse Valley Landscape Character Area, defined in the <a href="#">Huntingdonshire Landscape &amp; Townscape Assessment Supplementary Planning Document</a>, will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.</p> <p>A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (1999) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.</p> <p><i>Nene Valley</i></p> <p>Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported where it can be demonstrated that it is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be realised.</p> <p><i>Grafham Water</i></p> <p>A proposal within the Grafham Water Landscape Character Area, defined in the <a href="#">Huntingdonshire Landscape &amp; Townscape Assessment Supplementary Planning Document</a>, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.</p> <p><b>Associated facilities</b></p> <p>A proposal to provide facilities associated with strategic green infrastructure or outdoor leisure or recreation in the countryside will be supported where a countryside location is justified and adverse effects are avoided.</p>	<p><b>Policy appraised for significant changes</b></p> <p><b>Great Ouse Valley</b></p> <p>A proposal within the Ouse Valley Landscape Character Area, defined in the <a href="#">Huntingdonshire Landscape &amp; Townscape Assessment Supplementary Planning Document</a>, will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area.</p> <p>A proposal at Paxton Pits will be supported where it helps to deliver the objectives of the Nature Reserve Management Plan (2017) and/ or the objectives of the Reserve Management Strategy for the planned extension to Paxton Pits Nature Reserve (2007) or successor documents.</p> <p><b>Nene Valley</b></p> <p>Within the Nene Valley Nature Improvement Area (NIA) a proposal will be supported where it can be demonstrated that it is compatible with the objectives of the NIA and where possible enables identified habitat opportunities to be realised.</p> <p><b>Grafham Water</b></p> <p>A proposal within the Grafham Water Landscape Character Area, defined in the <a href="#">Huntingdonshire Landscape &amp; Townscape Assessment Supplementary Planning Document</a>, will be supported where it enhances or creates ecological or landscape linkages between Grafham Water and woodland in the vicinity. Enhanced access will also be supported subject to compatibility with the landscape and biodiversity.</p> <p>A proposal will be supported where it is demonstrated to be necessary for the continued operation or enhancement of Grafham Water Reservoir, its Treatment Works and associated networks.</p> <p><b>Associated facilities</b></p> <p>A proposal to provide facilities associated with strategic green infrastructure in the countryside will be supported where a countryside location is justified, the use is compatible with the green infrastructure in question and adverse effects are avoided.</p>

**Table 7.7 Appraisal of changes to policy LP3 Green infrastructure**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• The addition of criteria relating to protecting and enhancing green infrastructure, and replacement of green infrastructure</li> <li>• Provision for proposals that are necessary for the continued operation or enhancement of Grafham Water Reservoir as part of the water supply infrastructure</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they are likely to be more effective in protecting and enhancing green infrastructure.</p>	

**Table 7.8 SA Appraisal of significant changes to policy LP 3: Green Infrastructure**

Decision Aiding Questions Will it...	Previous appraisal - Policy LP 2: Green Infrastructure		Appraisal of significant changes	
	Effect	Commentary	Effect	Commentary
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
protect, restore, create or enhance habitats? (SA5)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes are likely to make the policy more effective in protecting, restoring, creating or enhancing habitats
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	Paxton Pits has been added to the priority areas.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development which preserves and enhances the district's heritage? (SA7)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
recognise and tackle the causes of air pollution, particularly from traffic? (SA9)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	The changes do not affect the appraisal in relation to this SA Objective	+	The changes are likely to make the policy more effective in protecting and enhancing green infrastructure and so is likely to have a positive effect on the quiet rural character of the district
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	This policy continues to require the protection, enhancement and provision of green infrastructure which is considered to be positive in terms of enhancing the district as a business location and encourage inward investment	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	The changes are generally not significant other than the addition of reference to Paxton Pits. Otherwise the policy continues to emphasise the need for enhanced green infrastructure		The changes are generally not significant in terms of any change to likely effects, with the exception of SA Objective 10, for which the policy is considered to be more likely to give a positive effect now as the policy should be	

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 2: Green Infrastructure		Appraisal of significant changes	
	Effect	Commentary	Effect	Commentary
	provision with most most changes relating to providing greater clarification.		more effective at protecting and enhancing green infrastructure.	

### Contributing to Infrastructure Delivery

#### Policy as previously appraised

##### LP 3: Contributing to Infrastructure Delivery

##### Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) as set out in the [Huntingdonshire Community Infrastructure Levy Charging Schedule \(2012\)](#) or subsequent revisions.

##### Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include the following:

- a. Affordable housing;
- b. Open space and recreation (including leisure and sports facilities);
- c. Strategic green infrastructure and biodiversity enhancement/ mitigation;
- d. Transport;
- e. Community facilities;
- f. Education, health and social care and community safety;
- g. Utilities infrastructure and energy;
- h. Emergency and essential services;
- i. Environmental improvements;
- j. Drainage and flood prevention and protection;
- k. Waste recycling facilities; and
- l. Public art, heritage and archaeology.

Such contributions will be calculated as set out in the [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy.

#### Policy appraised for significant changes

##### LP 4 Contributing to Infrastructure Delivery

##### Community Infrastructure Levy

Applicable developments will be liable to pay the Community Infrastructure Levy (CIL) or subsequent local infrastructure tax, as set out in the [Huntingdonshire Community Infrastructure Levy Charging Schedule \(2012\)](#) or subsequent revisions.

##### Planning Obligations

In addition to the CIL, contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include the following:

- a. Affordable housing;
- b. Recreation (including leisure and sports facilities);
- c. Green infrastructure and biodiversity enhancement/ mitigation;
- d. Transport;
- e. Community facilities;
- f. Education, health and social care and community safety;
- g. Utilities infrastructure and energy;
- h. Emergency and essential services;
- i. Environmental improvements;
- j. Drainage and flood prevention and protection;
- k. Waste recycling facilities; and
- l. Public art, heritage and archaeology.

Such contributions will be calculated as set out in the [Developer Contributions Supplementary Planning Document \(2011\) \(SPD\)](#) or successor documents and will be sought through a planning obligation. The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Requirements may be provided on or off site as set out in the SPD. The timing of provision will be carefully considered in order to ensure that adequate infrastructure, support and facilities are in place before development is occupied or comes into use.

All considerations and negotiations will be undertaken in a positive manner in order to come to the most appropriate solution and will, subject to such evidence being submitted, take viability and other material considerations including specific site conditions into account.

Where particular requirements of sites allocated for development are known they are identified in the applicable allocation policy.

Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.

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Policy as previously appraised	Policy appraised for significant changes
<p>Subdivision of allocated sites in order to avoid liability for contributions will not be accepted. Contributions will be calculated on the complete developable area and apportioned appropriately.</p>	<p>The delivery of development may need to be phased to ensure necessary infrastructure is provided to meet needs. Conditions or a planning obligation may be used to secure this.</p>

**Table 7.9 Appraisal of changes to policy LP4 Contributing to infrastructure delivery**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>Identifying that phasing may be required to ensure that necessary infrastructure is provided to meet needs and that conditions or a planning obligation may be used to secure the phasing</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are unlikely to have any impact on how the policy is appraised relating to any of the SA Objectives.</p>	

### Flood Risk

#### Policy as previously appraised

##### LP 9: Flood Risk

##### Location of development

A proposal will only be supported where flood risk has been addressed such that:

- a. the sequential test and, if necessary, the exception test as detailed in the National Planning Practice Guidance with reference to the [Cambridgeshire Flood and Water Supplementary Planning Document \(SPD\)](#) are applied and passed, including consideration of the impact of climate change;
- b. development has been sequentially located within the site to avoid flood risk;
- c. all reasonable opportunities to reduce overall flood risk have been taken;
- d. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies; and
- e. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

##### Site-specific flood risk assessments

On a site that is at risk of flooding from any source, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:

- f. in the Cambridgeshire Flood and Water SPD or successor documents;
- g. by the Environment Agency;
- h. by Cambridgeshire County Council, as Lead Local Flood Authority; and
- i. by the Middle Level Commissioners or internal drainage boards, as may be applicable.

##### Managing flood water

Where a proposal is considered to be acceptable within the 1% Annual Exceedance Probability flood extent (flood zone 2), including an allowance for climate change for the lifetime of the development, the development must not result in a net loss of flood storage capacity.

#### Policy appraised for significant changes

##### LP 5 Flood Risk

##### Location of development

A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the [National Planning Practice Guidance](#) and with reference to the [Cambridgeshire Flood and Water Supplementary Planning Document \(SPD\)](#), such that:

- a. the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;
- b. if necessary the exception test is applied and passed;
- c. development has been sequentially located within the site to avoid flood risk;
- d. all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;
- e. the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and
- f. the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the [Defra guidance on flood risk safety FD2320](#) or successor guidance, on the basis that development should be 'safe for all' for a 1:1000 annual probability flood event, for the lifetime of the development.

##### Previously developed land in defended areas

Where a proposal for redevelopment of Previously Developed Land (as defined in the Glossary) which benefits from flood defences is deemed appropriate following application of the sequential test and exception test it will be supported where:

- g. breach modelling has been completed to determine the residual risk in all instances for new vulnerable development; and
- h. safe access and egress can be provided with approval from the emergency planning authority that there is no additional reliance on their services as a result of the development.

##### Managing flood water

Where a proposal is considered to be acceptable within the 1% annual probability flood extent (flood zone 3), including an allowance for climate change for the lifetime of the development, the development must not result in a loss of flood storage capacity, reduced flow performance, increase the rate of flooding onset or result in an unsustainable form of flood storage requiring on-going silt removal, maintenance or renewal.

Where a proposal would occupy functional flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to



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Policy as previously appraised	Policy appraised for significant changes
<p>Where a proposal would result in a change in building footprint within the flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to provide floodplain betterment.</p> <p>Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume of the floodplain storage is not reduced.</p>	<p>provide floodplain betterment. Development will only be support where it results in no loss of floodplain performance within the undefended floodplain.</p> <p>Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be provided to ensure that the total volume and performance of floodplain storage is not reduced or vulnerability to climate change impacts increased.</p> <p><b>Site-specific flood risk assessments</b></p> <p>On a site that is at risk of flooding from any form, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, and is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:</p> <ul style="list-style-type: none"> <li>i. in the Cambridgeshire Flood and Water SPD or successor documents;</li> <li>j. by any applicable responsible authority, including but not limited to the Environment Agency and Cambridgeshire County Council, as Lead Local Flood Authority; and</li> <li>k. by the Middle Level Commissioners or internal drainage boards, as may be applicable.</li> </ul>

**Table 7.10 Appraisal of changes to policy LP5 Flood Risk**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• Clarification of the need to apply and pass the sequential approach/ test and if necessary the exception test</li> <li>• Requirements relating to acceptable development on previously developed land in defended areas</li> <li>• Clarification of requirements relating to managing flood water</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they relate to the application of national policy or detailed requirements for acceptable development on previously developed land in defended areas and are therefore unlikely to affect how the policy is appraised in relation to any of the SA Objectives.</p>	

### Waste Water Management

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 4: Waste Water Management</b></p>	<p><b>LP 6 Waste Water Management</b></p>
<p><b>Sewer Network</b></p>	<p><b>Sewer Network</b></p>
<p>A proposal that would:</p>	<p>A proposal for major scale development that would:</p>
<ul style="list-style-type: none"> <li>a. require a new connection to the sewer network;</li> <li>b. involve significant increases to flows entering the sewer network; or</li> <li>c. involve development of a site identified by the Huntingdonshire Stage 2 Detailed Water Cycle Study or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);</li> </ul>	<ul style="list-style-type: none"> <li>a. require a new connection to the sewer network;</li> <li>b. involve significant increases to flows entering the sewer network; or</li> <li>c. involve development of a site identified by the <a href="#">Huntingdonshire Stage 2 Detailed Water Cycle Study</a> or updated, successor or equivalent documents, to have potentially limited sewer network capacity (Amber or Red assessment);</li> </ul>
<p>will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.</p>	<p>will only be supported where a sustainable foul/ used water strategy has been prepared and agreed with Anglian Water as the sewerage undertaker to establish whether any upgrades are necessary so that flows from the proposal can be accommodated. If upgrades are necessary the proposal will need to include an agreed plan for delivery, including phasing of development as necessary.</p>
<p><b>Water Treatment Capacity</b></p>	<p><b>Water Treatment Capacity</b></p>
<p>A proposal will be supported if:</p>	<p>A proposal for any scale of development will be supported if:</p>
<ul style="list-style-type: none"> <li>d. Anglian Water Services have indicated that they are satisfied that waste water flows from the proposal can be accommodated;</li> <li>e. the Environment Agency and Natural England are satisfied that the requirements of the Water Framework Directive and the Habitats Directive will not be compromised; and</li> <li>f. the Middle Level Commissioners or other internal drainage board will not object on the basis of flood risk in the system they manage, as may be applicable.</li> </ul>	<ul style="list-style-type: none"> <li>d. Anglian Water Services do not raise concerns relating to the ability of waste water infrastructure to accommodate waste water flows from the proposal;</li> <li>e. the Environment Agency and Natural England or another responsible authority do not raise concerns that the requirements of the Water Framework Directive and the Habitats Directive could be compromised; and</li> <li>f. the Middle Level Commissioners or other internal drainage board do not object on the basis of flood risk in the system they manage, as may be applicable.</li> </ul>
<p>To achieve these requirements for proposals that would involve waste water flows to the Waste Water Treatment Works (WwTW) with constrained capacity identified in the Huntingdonshire Stage 2 Detailed Water Cycle Study interim treatment measures are likely to be required until a permanent solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for development to be phased.</p>	<p>To achieve these requirements for proposals that would involve waste water flows to Waste Water Treatment Works (WwTW) with constrained capacity, as currently identified in the Huntingdonshire Stage 2 Detailed Water Cycle Study, interim treatment measures are likely to be required until an acceptable permanent solution is put in place. Where temporary measures are not available or would be insufficient it may be necessary for development to be phased. If acceptable permanent solutions are not possible proposals will not be supported.</p>

**Table 7.11 Appraisal of changes to policy LP6 Waste water management**

<p><b>This policy has been changed by:</b></p>
<ul style="list-style-type: none"> <li>● Clarification of the scale of development that criteria apply to</li> <li>● Minor rewording relating to responsible authorities</li> <li>● Identification of the fact that if acceptable permanent solutions are not possible proposals will not be supported</li> </ul>

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Are these changes considered to be significant?	No
These changes are not considered to be significant because generally minor in nature and/ or affect the detailed application of the policy and as such are unlikely to have any impact on the appraisal of the policy in relation to any of the SA Objectives.	

### Built-up Area Definition

**NB:** This was appraised as a policy in Stage B but is now included in the Local Plan as a definition. Policy content has been moved to various other policies including 'The Countryside', 'Community Planning Proposals', 'Rural Exceptions Housing' and 'Rural Buildings'.

#### Policy as previously appraised (Stage B)

#### Policy 11: The Relationship Between the Built-up Area and the Countryside

##### Built-up Areas

All settlements defined as Key Service Centres (Note 1), Small Settlements (Note 2) or as settlements that are part of a Spatial Planning Area (Note 3), are considered to have a built-up area.

The built-up area is defined as a group of existing non-agricultural buildings of a permanent nature and their immediate surroundings. Most settlements have a single built-up area but where settlements historically comprise more than one distinct area, each will be treated in the same way.

The built-up area of a settlement may include areas within another parish. In such areas the built-up area will be considered as a single entity rather than separate areas.

A series of specific sites are allocated in this Plan in order to promote sustainable growth in Huntingdonshire.

Only once these allocations have been developed will they form part of the built-up area.

##### Countryside

The countryside includes all land outside of built-up areas and those hamlets, groups of buildings and individual buildings that are clearly detached from the continuous built-up area of a defined settlement that are not themselves defined settlements.

A proposal located in the countryside will be expected to demonstrate that there are clear sustainability benefits for the proposal being located there. Sustainability benefits will depend on the use or uses proposed and how the proposal complies with applicable policies of this plan and the NPPF.

A series of specific sites are allocated in this Plan, many of which would were it not for their allocation be considered to be part of the countryside. Areas of open or green space that are brought forward as part of such sites will be treated as part of the countryside.

##### Reuse of Existing Buildings

A proposal that includes the reuse of existing buildings in the countryside will be expected to demonstrate that:

- a. the building is of permanent and substantial construction, and is structurally capable of being converted; or
- b. the building is of historic or architectural value which the proposal will safeguard; and
- c. the proposal does not include substantial extension or alteration.

##### Replacement Buildings

A proposal that includes the replacement of an existing building in the countryside may be supported where the building to be replaced:

#### Definition appraised for significant changes

A built-up area is considered to be a distinct group of buildings that includes 30 or more homes. Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area.

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Policy as previously appraised (Stage B)	Definition appraised for significant changes
<p>d. is of permanent and substantial construction, but is not capable of being converted to the proposed use; and</p> <p>e. detracts substantially from landscape or townscape character or from the amenity of existing residents or the users of existing buildings.</p> <p>Replacement buildings will be expected to be located in the same position as the building being replaced unless relocation would bring about benefits in terms of its impact upon landscape or townscape character or for the amenity of existing residents or the users of existing buildings.</p> <p>Modest increases in size, scale or form of the replacement building over that of the building being replaced will be supported.</p> <p><b>Exceptions</b></p> <p>In exceptional circumstances, as set out in the Policy 3 'Enabled Exceptions' policy, a proposal that does not necessarily comply with the above requirements may be supported.</p> <p>Note 1: See Policy 8 'Development in Key Service Centres'</p> <p>Note 2: See Policy 9 'Development in Small Settlements'</p> <p>Note 3: See Policy 7 'Development in the Spatial Planning Areas'</p>	

**Table 7.12 Appraisal of changes to the definition of built-up areas**

<p><b>This definition has been changed by:</b></p> <ul style="list-style-type: none"> <li>Various policy elements have been moved to other policies so that the remaining content is just the definition of built-up areas to be applied through other policies</li> <li>More detail about what is considered to be part of built-up areas and what is not part of them as well as the factors to consider have been provided in supporting text</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they could have a significant impact on the appraisal for several SA Objectives.</p>	

**Table 7.13 SA Appraisal of significant changes to the definition of built-up areas**

Relevant Decision Aiding Questions Will it...	Previous appraisal - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	Preference is given to previously development land through reuse and redevelopment of existing buildings. The definition of the built up area could be clarified to ensure that the countryside is not developed inappropriately.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area and as a consequence to previously developed land.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	There is no distinction between agricultural land grades. The section on replacement buildings could be amended to promote use of lower grade land where a choice exists.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area and as a consequence to land that is generally classed as grade 3 agricultural land or lower.

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Relevant Decision Aiding Questions Will it...	Previous appraisal - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote development in locations where higher densities are appropriate? (SA1)	+	Policy focuses growth within the existing built-up area where higher densities are more likely to be appropriate than in the open countryside.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area and as a consequence to locations where higher density development is appropriate.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	Policy focuses on types of area rather than specific locations so the impact on individual water treatment works and their available capacity cannot be ascertained.	~	The policies that use the built-up area definition generally seek to direct development to within the built-up area rather than specific locations so the impact on individual water treatment works and their available capacity cannot be ascertained.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	+	Policy focuses growth within the existing built-up area where formal open space provision is more likely to be accessible than in the countryside.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area where formal open space provision is more likely to be accessible than in the countryside.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	Policy limits the scale of development in open countryside providing a general response but without recognising any particular landscape character type.	~	The policies that use the built-up area definition generally seek to direct development to within the built-up area and so limits development in surrounding areas, but generally without specific reference to landscape character.
promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing? (SA8)	+	Policy aims to minimise development in areas where the need to travel would be high so contributes to this by restricting alternatives.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area which will help minimise the need to travel and where there is the most choice in terms of sustainable travel modes.
promote the retention of the quiet rural character of the district? (SA10)	+	The primary purpose of the policy is to promote this by restricting unnecessary development in the countryside.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area and as a consequence limit development in the countryside.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	~	Limited scope, the policy facilitates rural exceptions housing.	~	By having a clear definition of the built-up area policies enabling rural exceptions housing can be more effective. However, the relationship is indirect and uncertain as a result.
facilitate access to basic services? (SA17)	~	Implicit through focusing development within existing built-up areas.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area where basic services are more likely to be available.

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Relevant Decision Aiding Questions Will it...	Previous appraisal - Policy 11: The Relationship Between the Built-up Area and the Countryside		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
enhance Huntingdonshire as a business location and encourage inward investment? (SA 19)	~	Implicit through focusing development within existing built-up areas and defined allocations providing clear growth opportunities and protecting countryside areas.	~	The policies that use the built-up area definition generally seek to direct development to within the built-up area which is likely to give some benefit in terms of enhancing the district as a business location. However, the relationship is indirect and uncertain as a result.
reduce the need to travel? (SA21)	+	Implicit through focusing development within existing built-up areas and defined allocations with greater opportunities for accessing employment and services locally.	+	The policies that use the built-up area definition generally seek to direct development to within the built-up area which will help minimise the need to travel and where there is the most choice in terms of sustainable travel modes.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10 and 21. The effects of the policy are uncertain in relation to part of SA Objective 1 and SA Objectives 2, 6, 14, 17 and 19. Measures suggested to improve the policy include clarifying the definition of the built-up area; and amending the section on replacement buildings to promote use of lower grade land where a choice exists. The positive effects will be permanent for the lifetime of the development delivered and will be felt immediately, for instance by reducing the need to permit development in the countryside.		The change from a policy to a definition has not changed the appraisal significantly. There is still considered to be potentially beneficial effects with regards to SA Objectives 1, 4, 8, 10 and 21 and an uncertain relationship with SA Objectives 2, 6, 14 and 19. There is now considered to be potentially beneficial effects with regards to SA Objectives 1 and 17.	



### Spatial Planning Areas

#### Policy as previously appraised

##### LP 5: Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above.

##### Development Proposals on Unallocated Sites

A proposal for development on a site not allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

###### *Residential Development*

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

###### *Business Development*

A proposal for business development (class 'B') will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy Established Employment Areas; a town centre, defined in policy Town Centre Vitality and Viability or the Alconbury Enterprise Zone.

###### *Main Town Centre Uses*

A proposal for a main town centre use, as defined in the Glossary, will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Outside a defined town centre a proposal including more than 600m<sup>2</sup> of net retail floorspace will need to be accompanied by an impact assessment as set out in the National Planning Policy Framework. A proposal will not be supported where it is likely to have a significant adverse impact.

###### *Other uses*

A proposal for a non-residential institutional use (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

###### *Mixed use development*

A proposal which includes a mix of uses will be supported where each use accords with the applicable requirements detailed above.

#### Policy appraised for significant changes

##### LP 7 Spatial Planning Areas

Each Spatial Planning Area to which this policy applies is defined above.

##### Development Proposals on Unallocated Sites

A proposal for development on a site which is additional to those allocated in this plan will be supported where it fulfils the following requirements and is in accordance with other policies:

###### *Residential Development*

A proposal for housing development (class 'C3') or for a residential institution use (class 'C2') will be supported where it is appropriately located within a built-up area of an identified Spatial Planning Area settlement.

###### *Business Development*

A proposal for business development (class 'B') will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will include an Established Employment Area, defined in policy Established Employment Areas; a town centre, defined in policy Town Centre Vitality and Viability or the Alconbury Enterprise Zone.

###### *Main Town Centre Uses*

A proposal for a main town centre use, as defined in the Glossary, will be supported where it is appropriately located within an identified Spatial Planning Area settlement. An appropriate location will be determined through the application of the sequential approach as set out in the National Planning Policy Framework.

Outside a defined town centre a proposal including more than 600m<sup>2</sup> of net internal retail floorspace will need to be accompanied by a proportionate and locally appropriate impact assessment as set out in the National Planning Policy Framework. A proposal will not be supported where it is likely to have a significant adverse impact.

###### *Other uses*

A proposal for a non-residential institutional use (class 'D1') or an assembly and leisure facility (class 'D2') other than those defined as a main town centre use will be supported where it is appropriately located within the built-up area of an identified Spatial Planning Area settlement.

###### *Mixed use development*

A proposal which includes a mix of uses will be supported where each use accords with the applicable requirements detailed above.

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Policy as previously appraised	Policy appraised for significant changes
<p><b>Relationship of settlements within a Spatial Planning Area</b></p> <p>A proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affects the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.</p>	<p><b>Relationship of settlements within a Spatial Planning Area</b></p> <p>A proposal will be supported where it will not undermine the role of the primary settlement within the Spatial Planning Area or adversely affects the relationship between the settlements of the Spatial Planning Area whether this is through its scale or other impacts.</p>

**Table 7.14 Appraisal of changes to policy LP7 Spatial planning areas**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>No changes have been made</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

### Key Service Centres

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 6: Key Service Centres</b></p> <p>Each Key Service Centre to which this policy applies is defined above.</p> <p><b>Development Proposals within the Built-up Area</b></p> <p>A proposal for development on a site in addition to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.</p> <p><b>Development Proposals on Land well-related to the Built-up Area</b></p> <p>A proposal for development on land well-related to the built-up area may be supported through policies 'Community Planning Proposals' and 'Housing on Land well-related to a Built-up Area' where it will deliver community benefits or help to meet local housing needs.</p>	<p><b>LP 8 Key Service Centres</b></p> <p>Each Key Service Centre to which this policy applies is defined above.</p> <p><b>Development Proposals within the Built-up Area</b></p> <p>A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Key Service Centre.</p> <p><b>Development Proposals on Land well-related to the Built-up Area</b></p> <p>A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.</p>

**Table 7.15 Appraisal of changes to policy LP8 Key service centres**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• Specific reference to policies that may provide for the support of proposals on land that is outside but well related to the built-up area have been removed</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are unlikely to affect the appraisal of this policy in relation to any of the SA Objectives.</p>	

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## Local Service Centres

### LP 9 Local Service Centres

Each Local Service Centre to which this policy applies is defined above.

#### Development Proposals within the Built-up Area

A proposal for development on a site which is additional to those allocated in this plan will be supported where it is located within a built-up area of a Local Service Centre.

#### Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

**Table 7.16 SA Appraisal of policy LP 9 Local service centres**

Decision aiding questions Will it...	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The policy supports development within the built-up areas of the local service centres which is more likely to be on previously developed land.
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA 1)	+	The policy supports development within the built-up areas of the local service centres which is likely to be on non-agricultural land.
promote development in locations where higher densities are appropriate? (SA1)	~	The policy supports development within the built-up areas of the local service centres where higher density could potentially fit in with the existing townscape.
direct development towards locations where water treatment capacity exists or can be added to effectively? (SA2)	~	There is some uncertainty with regards to the appraisal for this decision aiding question as the capacity of Waste Water Treatment Works (WWTW) serving local service centres has not been assessed in detail. However, there are not considered to be any significant issues with the capacity of treatment facilities for these villages.
direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space? (SA4)	~	Levels of open space and publicly accessible green space vary between different local service centres. All have the potential to provide more.
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on landscape but design issues are addressed elsewhere.
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	~	The policy advocates limitation of development to within the existing built-up area to minimise impact on townscape but design issues are addressed elsewhere.
promote the location of significant areas of growth where the need to travel is minimised	+	The policy supports the mix of housing and economic development where appropriate.

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Decision aiding questions Will it...	Effects	Commentary
due to the mix of employment and housing? (SA8)		
promote the retention of the quiet rural character of the district? (SA10)	+	This is implicit in the policy in that it directs development to the built-up areas of the local service centres.
lead to development which would improve the choice and availability of cultural or social activities? (SA13)	~	Policy allows for such development within the existing built-up area of a local service centres. Development at local service centres is likely to provide some support for existing cultural and social facilities.
promote growth in the provision of housing to meet needs (including for affordable and traveller accommodation)? (SA14)	+	Policy allows for residential growth within the built-up area of a scale where housing to meet needs could be incorporated. The policy is not tenure-specific so all forms of housing are covered. The policy provides some direction on how development proposals on land outside the built up area may be supported which which include proposals for affordable housing provision and community facilities.
help reduce poverty and social exclusion for those areas and groups most affected? (SA15)	+	The policy does not differentiate between types of development. It provides some direction on how development proposals on land outside the built up area may be supported which which include proposals for affordable housing provision and community facilities.
facilitate access to basic services? (SA17)	+	Local service centres have been identified based on the level of basic day to day services that are available to residents.
match areas of population growth to employment growth in a manner which facilitates easy access to jobs? (SA18)	+	Although it is acknowledged that there are very limited employment opportunities available in local service centres, by supporting both residential and economic development within the built-up area of these villages the policy could help facilitate easy access to jobs.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment.
help improve the availability of training and education opportunities? (SA20)	~	The policy supports non-residential use within the built-up areas of the local service centres and this could include educational uses. Development at local service centres could help support existing opportunities.
reduce the need to travel? (SA21)	~	It is acknowledged that there are very limited employment opportunities available in local service centres and so they offer less opportunities to reduce the need to travel than higher tier settlements, but they do provide a limited range of local facilities.
match areas of growth to those with better or improving transport infrastructure? (SA21)	~	All local service centres are considered to be in locations where there is likely to be sufficient capacity in transport infrastructure for the scale of development expected.
<p><b>Conclusions:</b></p> <p>This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 8, 10, 14, 15, 17, 18 and 19. The effects are unclear or likely to include both positive and negative effects with regards to SA Objectives 1, 2, 4, 6, 13, 20 and 21. Where there is a lack of clarity this stems from the varying suitability of the local service centres for development and the fact that water treatment capacity has not been assessed in detail. This lack of clarity is likely to be only temporary as the effect of development in these areas will be addressed with a review of the Water Cycle Study. The positive effects identified are likely to be permanent.</p>		

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## Small Settlements

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 7: Small Settlements</b></p>	<p><b>LP 10: Small Settlements</b></p>
<p>Each Small Settlement to which this policy applies is defined above.</p>	<p>Each Small Settlement to which this policy applies is defined above.</p>
<p><b>Development Proposals within the Built-up Area</b></p>	<p><b>Development Proposals within the Built-up Area</b></p>
<p>A proposal that is located within a built-up area of a Small Settlement will be supported where the scale and location of the proposal is sustainable in terms of the:</p>	<p>A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:</p>
<ul style="list-style-type: none"> <li>a. availability of services and existing infrastructure;</li> <li>b. opportunities for users of the proposed development to travel by sustainable modes;</li> <li>c. effect on the character of the immediate locality and the settlement as a whole.</li> </ul>	<ul style="list-style-type: none"> <li>a. level of service and infrastructure provision within the settlement;</li> <li>b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;</li> <li>c. effect on the character of the immediate locality and the settlement as a whole.</li> </ul>
<p><b>Development Proposals on Land well-related to the Built-up Area</b></p>	<p><b>Development Proposals on Land well-related to the Built-up Area</b></p>
<p>A proposal for development on land well-related to the built-up area may be supported through policies Community Planning Proposals and Housing on Land well-related to a Built-up Area where it will deliver community benefits or help to meet local housing needs.</p>	<p>A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.</p>

**Table 7.17 Appraisal of changes to policy LP10 Small settlements**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• Clarification of how sustainability factors are to be taken into account when deciding whether proposals will be supported or not</li> <li>• Removal of specific reference to other policies that may provide support for development outside built-up areas</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are unlikely to have any impact on how the policy is appraised relating to any of the SA Objectives.</p>	

### The Countryside

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 8: The Countryside</b></p> <p>Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.</p> <p>All development in the countryside must:</p> <ul style="list-style-type: none"> <li>a. seek to use land of lower agricultural value in preference to land of higher agricultural value:                             <ul style="list-style-type: none"> <li>i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and</li> <li>ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;</li> </ul> </li> <li>b. protect the intrinsic character and beauty of the countryside; and</li> <li>c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.</li> </ul>	<p><b>LP 11: The Countryside</b></p> <p>Development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.</p> <p>All development in the countryside must:</p> <ul style="list-style-type: none"> <li>a. seek to use land of lower agricultural value in preference to land of higher agricultural value:                             <ul style="list-style-type: none"> <li>i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and</li> <li>ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;</li> </ul> </li> <li>b. protect the intrinsic character and beauty of the countryside; and</li> <li>c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.</li> </ul>

**Table 7.18 Appraisal of changes to policy LP11 The Countryside**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• No changes have been made</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>



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## Requiring Good Design

**7.51** This section looks at the changes made to policies within Chapter 5: Requiring Good Design. Policies in this chapter are:

LP 12 Design Context  
LP 13 Design Implementation  
LP 14 Placemaking  
LP 15 Amenity  
LP 16 Surface Water  
LP 17 Sustainable Travel  
LP 18 Parking Provision

## Design Context

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 10: Design Context</b></p> <p>A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's <a href="#">Huntingdonshire Design Guide SPD (2017)</a>, the <a href="#">Huntingdonshire Landscape and Townscape Assessment SPD (2007)</a> or successor documents and applicable <a href="#">conservation area character statements</a>. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.</p>	<p><b>LP 12: Design Context</b></p> <p>A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Council's <a href="#">Huntingdonshire Design Guide SPD (2017)</a>, the <a href="#">Huntingdonshire Landscape and Townscape Assessment SPD (2007)</a> or successor documents and applicable <a href="#">conservation area character statements</a>. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.</p>

**Table 7.19 Appraisal of changes to policy LP12 Design context**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li data-bbox="148 1122 512 1149">• No changes have been made</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

### Design Implementation

#### Policy as previously appraised

##### Policy LP11: Design Implementation

New development and advertisements will be expected to be well designed based upon a thorough understanding of the site's context, delivering attractive, usable and durable buildings and spaces. A proposal will be supported, therefore, where it can be demonstrated that it:

- a. contributes positively to the area's character and identity;
- b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape;
- c. creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas
- d. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
- e. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites;
- f. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- g. provides recognisable and understandable places, routes and points of reference;
- h. promotes a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
- i. creates development that will function well and is safe and secure to use;
- j. makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation for water efficiency, as set out in [Approved Document G](#) and non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum;
- k. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
- l. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;
- m. successfully integrates the functional needs of the development including refuse and recycling, cycle

#### Policy appraised for significant changes

##### LP 13: Design Implementation

New development and advertisements will be expected to be well designed based upon a thorough understanding of the site's context, delivering attractive, usable and durable buildings and spaces. A proposal will be supported, therefore, where it can be demonstrated that it:

- a. contributes positively to the area's character and identity;
- b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape;
- c. creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas
- d. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
- e. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites;
- f. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- g. provides recognisable and understandable places, routes and points of reference;
- h. promotes a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
- i. creates development that will function well and is safe and secure to use;
- j. makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation for water efficiency, as set out in [Approved Document G](#) and non-residential uses meet Building Research Establishment Environmental Assessment Method ([BREEAM](#)) standards (or successor or equivalent standards) 'Good' as a minimum;
- k. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
- l. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;
- m. successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised;

Policy as previously appraised	Policy appraised for significant changes
<p>storage and car parking so that their dominance is minimised; and</p> <p>n. implements a cohesive design through the use of a limited palette of quality, durable materials with an attention to detail particularly where different elements and materials meet.</p>	<p>n. implements a cohesive design through the use of a limited palette of quality, durable materials with an attention to detail particularly where different elements and materials meet; and</p> <p>o. does not impede pedestrian and vehicular movements or impact on public safety.</p>

**Table 7.20 Appraisal of changes to policy LP13 Design implementation**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>• A criterion seeking to ensure that development does not impede pedestrian and vehicular movements or impact on public safety</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they would be unlikely to change any appraisal relating to any SA Objective.</p>	

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## Placemaking

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 12: Strategic Placemaking</b></p> <p>A proposal for large scale development, defined in the Glossary, will be expected to be supported by a masterplanning process. Such processes should include testing of options and objective reasoning for arriving at the selected approach. Outputs from the process will include a strategy for how good design is to be achieved, including the general layout and scale of development and the design principles that will need to be applied.</p> <p>The masterplanning process for a large scale major development, defined in the Glossary, will be expected to include production of a design code.</p> <p>Where a proposal is to be accompanied by a masterplan or design code the applicant will be expected to engage positively with independent design review at an early stage and to implement recommendations from the process.</p>	<p><b>LP 14: Placemaking</b></p> <p>A proposal for large scale development, defined in the Glossary, will be expected to be supported by a masterplanning process proportionate to the scale and complexity of the site and development proposed. Such processes should include identification of options and objective reasoning for arriving at the selected approach. Outputs from the process should include a strategy for how good design is to be achieved, including the general layout, mix and scale of all uses proposed as part of the development and the design principles that will need to be applied.</p> <p>The masterplanning process for a large scale major development, defined in the Glossary, will be expected to include production of a design code. A design code will also be required where it is known from the outset that the site will be developed in more than one phase or by more than one developer.</p> <p>Where a proposal is to be accompanied by a masterplan or design code the applicant should be prepared to engage positively with independent design review at an early stage if requested to do so by the Council. Applicants will be expected to implement recommendations from the process.</p>

**Table 7.21 Appraisal of changes to policy LP14 Placemaking**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>The policy name has been changed to 'Placemaking'</li> <li>Masterplanning to be proportionate to the scale and complexity of the site and development proposed</li> <li>Outputs from masterplanning should include the mix of uses to be part of the development in addition to layout and scale</li> <li>Design codes to be required for multi phase or multi developer sites</li> <li>Independent design review will be at the request of the Council rather than an expectation of proposals where masterplanning or design code is to be completed.</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because, although individually potentially quite minor, taken as a whole they could have an impact on the appraisal of the policy in relation to several SA Objectives.</p>	

**Table 7.22 SA Appraisal of significant changes to policy LP 14 Placemaking**

Decision Aiding Questions Will it...	Previous appraisal - Policy LP12 Strategic Placemaking		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote development at higher densities where it is appropriate? (SA1)	+	The policy is specifically intended to secure large scale comprehensive design solutions through masterplanning or design codes which are considered likely to help ensure that densities, including higher densities, are appropriate for the location.	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP12 Strategic Placemaking		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote the protection of the diversity and distinctiveness of landscape and townscape character? (SA6)	+	The policy is likely to encourage high quality, distinctive design which responds to its local context and is consistent across larger development schemes.	+	The outputs of masterplanning should now include information about the mix of uses that will be part of development. This is considered to contribute to the positive impact for this SA Objective
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy is likely to encourage high quality, distinctive design which responds to its local context and is consistent across larger development schemes.	+	The outputs of masterplanning should now include information about the mix of uses that will be part of development. To counter this design review will only be at the request of the Council. This is does not change the positive impact for this SA Objective
seek to minimise the potential adverse visual effects of development? (SA6)	+	The approach necessary as part of effective masterplanning required by this policy is considered to be an effective way of minimising the potential adverse visual effects of development for large scale proposals.	+	The changes are considered to have both positive and negative effects and overall do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	Effective masterplanning can help ensure that actions to tackle climate change are applied consistently across larger developments.	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects with regards to SA Objectives 1, 6 and 8. The policy was developed as a result of work on other design policies and was specifically intended to set requirements for larger developments, reflecting current practice. In this regard it specifically complements policies LP 10 and LP 11.		The changes are considered to have only very limited impacts, both positive and negative, and do not change the potentially beneficial effects that have previously been appraised for this policy.	

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## Amenity

Policy as previously appraised	Policy appraised for significant changes
<p><b>Policy LP 13: Amenity</b></p> <p>A proposal will be supported where a high standard of amenity is provided for all users and residents of the proposed development and the surrounding uses. A proposal will therefore be expected to ensure:</p> <ol style="list-style-type: none"> <li>a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;</li> <li>b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;</li> <li>c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be made acceptable;</li> <li>d. that predicted adverse impacts from the following sources will be made acceptable:                             <ol style="list-style-type: none"> <li>i. obtrusive light;</li> <li>ii. contamination;</li> <li>iii. air pollution;</li> <li>iv. water pollution;</li> <li>v. odour;</li> <li>vi. dust; and</li> <li>vii. overheating</li> </ol> </li> <li>e. adequate and accessible waste storage is provided;</li> <li>f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from <a href="#">Secured by Design</a>; and</li> <li>g. that all homes, businesses and main town centre uses are able to be served by super-fast broadband through the integration of appropriate measures including open access ducting to industry standards.</li> </ol>	<p><b>LP 15: Amenity</b></p> <p>A proposal will be supported where a high standard of amenity is provided for all users and residents of the proposed development and the surrounding uses. A proposal will therefore be required to ensure:</p> <ol style="list-style-type: none"> <li>a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;</li> <li>b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;</li> <li>c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be acceptable;</li> <li>d. that predicted adverse impacts from the following sources will be made acceptable:                             <ol style="list-style-type: none"> <li>i. obtrusive light;</li> <li>ii. contamination;</li> <li>iii. air pollution;</li> <li>iv. water pollution;</li> <li>v. odour;</li> <li>vi. dust; and</li> <li>vii. overheating</li> </ol> </li> <li>e. adequate and accessible waste storage is provided, avoiding adverse impacts;</li> <li>f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from <a href="#">Secured by Design</a>;</li> <li>g. that all homes, businesses and main town centre uses are capable of being served by super-fast broadband through the integration of appropriate measures such as open access ducting to industry standards; and</li> <li>h. that there would be no adverse affect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation.</li> </ol>

**Table 7.23 Appraisal of changes to policy LP15 Amenity**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>● Criteria are now 'required' rather than 'expected'</li> <li>● Waste storage should avoid adverse impacts, in addition to being adequate and accessible</li> <li>● Clarification of requirement relating to broadband</li> <li>● An additional criterion requiring there to be no adverse affect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are relatively minor in nature and are unlikely to affect the appraisal of the policy in relation to any of the SA Objectives.</p>	



### Surface Water

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 14: Surface Water</b></p> <p>A proposal will be supported where surface water has been considered from the outset as an integral part of the design process and:</p> <ol style="list-style-type: none"> <li>the proposal incorporates sustainable drainage systems (SuDS) in accordance with the <a href="#">Cambridgeshire Flood and Water Supplementary Planning Document (SPD)</a> or successor documents and advice from Cambridgeshire County Council as Lead Local Flood Authority, unless demonstrated to be inappropriate;</li> <li>provisions are put in place to ensure that SuDS will be maintained;</li> <li>there is agreement with the Environment Agency if the drainage system would directly or indirectly involve discharge to a watercourse that they have responsibility for;</li> <li>should a road be affected by the drainage system there is agreement with the relevant highway authority;</li> <li>the standing advice of the Middle Level Commissioners or the appropriate internal drainage board has been taken into account and there is agreement if the discharge of water would enter the systems in their control; and</li> <li>there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.</li> </ol>	<p><b>LP 16: Surface Water</b></p> <p>A proposal will only be supported where surface water has been considered from the outset as an integral part of the design process and:</p> <ol style="list-style-type: none"> <li>the proposal incorporates sustainable drainage systems (SuDS) in accordance with the <a href="#">Cambridgeshire Flood and Water Supplementary Planning Document (SPD)</a> or successor documents and advice from Cambridgeshire County Council as Lead Local Flood Authority, unless demonstrated to be inappropriate;</li> <li>provisions are put in place to ensure that SuDS will be maintained;</li> <li>if the drainage system would directly or indirectly involve discharge to a watercourse that the Environment Agency are responsible for the details of the discharge have been agreed with them;</li> <li>if a road would be affected by the drainage system the details have been agreed with the relevant highway authority;</li> <li>if the drainage system would discharge water to systems controlled by the Middle Level Commissioners or an internal drainage board their standing advice or guidance has been taken into account and the details of the discharge have been agreed with them;</li> <li>if the drainage system would directly or indirectly involve discharge to the river Great Ouse the incorporation of water retaining features as part of the drainage system have been prioritised; and</li> <li>there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.</li> </ol> <p>SuDS for hard-standing areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/ interceptors to ensure that any pollution risks are suitably addressed.</p> <p>In order to safeguard against the pollution of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low pollution risk and are supported by an adequate risk assessment, conceptual site model and detailed design.</p>

**Table 7.24 Appraisal of changes to policy LP16 Surface water**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>Proposals 'will only be supported' if they apply the criteria (rather than 'will be supported')</li> <li>Clarification of criteria relating to; discharge to a watercourse that the Environment Agency are responsible for; where a road would be affected by a drainage system, and discharge to the water systems controlled by the Middle Level Commissioners or the internal drainage boards.</li> </ul>
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<ul style="list-style-type: none"> <li>• An additional criteria relating to direct or indirect discharge to the river Great Ouse seeking water retaining features be incorporated into drainage systems</li> <li>• Addition of a requirements for proposals including areas of parking for 50 or more cars to safeguard against water pollution</li> <li>• Addition of a requirement to safeguard against pollution of groundwater</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because, although individually potentially relatively minor, as a whole they could affect the appraisal of effects in relation to a number of SA Objectives.	

**Table 7.25 SA Appraisal of policy LP 16: Surface Water**

Decision Aiding Questions Will it...	Previous appraisal - Policy LP 14: Surface Water		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	~	The relationship between the policy and this decision aiding question is uncertain as it places requirements on development that are likely to be more challenging to comply with for redevelopment of previously developed land. However, it does include the qualification that these requirements should not be applied if demonstrated to be inappropriate.	~	The changes to the policy do not change the appraisal in relation to this SA Objective, but they clarify the requirements that might apply to proposals for redevelopment of previously developed land.
promote a reduction in water consumption? (SA2)	+	The policy has no relationship with this decision aiding question. However, it is considered to have a potentially beneficial impact in terms of the higher level SA Objective 2 'Protect water resources (both quality and quantity)' as SuDS have beneficial effects in terms of both water quality and quantity.	+	The changes do not affect the appraisal in relation to this SA Objective
ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk? (SA3)	+	The policy is considered to have potentially beneficial effects as SuDS can help address surface water flooding issues.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the use of SuDS and reduced runoff rates? (SA3)	+	This is the main objective of this policy.	+	The changes do not affect the appraisal in relation to this SA Objective
promote an increase in the quantity and quality of publicly accessible open space? (SA4)	+	The policy is considered to have potentially beneficial effects as SuDS can help with provision and quality of public accessible open space.	+	The changes do not affect the appraisal in relation to this SA Objective
promote an increase in households that have easy access to natural green space? (SA4)	+	The policy is considered to have potentially beneficial effects as SuDS can help with provision of accessible natural green space.	+	The changes do not affect the appraisal in relation to this SA Objective
promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity? (SA5)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of the conservation of species, the reversal of their decline, and the enhancement of biodiversity	+	The changes do not affect the appraisal in relation to this SA Objective

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Decision Aiding Questions Will it...	Previous appraisal - Policy LP 14: Surface Water		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
improve the quality of urban, architectural and landscape design? (SA6)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of landscape design.	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of adaptation to climate change.	+	The changes do not affect the appraisal in relation to this SA Objective
seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution? (SA10)	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of ensure that development is not affected by or causes water pollution.	+	The changes are considered to have additional beneficial effects in relation to this SA Objective as several relate specifically to seeking to prevent water pollution.
<b>Conclusions:</b>	This policy is considered to have potentially beneficial effects in regards to SA Objectives 2, 3, 4, 5, 6, 8 and 10. It also has uncertain effects in regards to SA Objectives 1. Most of the effects will be enduring and immediate. The policy could potentially be more effective if it specifically included requirements relating to safeguarding against water pollution.		The changes are considered to have a limited beneficial effect, adding to the generally beneficial effects of the policy as first appraised. The changes have a particularly positive impact in relation to SA Objective 10.	

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## Sustainable Travel

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 15: Sustainable Travel</b></p> <p>New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes. A proposal will therefore be supported where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>opportunities are maximised for the use of sustainable travel modes;</li> <li>its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance; and</li> <li>safe physical access from the public highway can be achieved, including the rights of way network where appropriate.</li> </ol> <p>Where a proposal would affect an existing pedestrian or cycle path/ route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated.</p> <p>All routes will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.</p>	<p><b>LP 17: Sustainable Travel</b></p> <p>New development will be expected to contribute to an enhanced transport network that supports an increasing proportion of journeys being undertaken by sustainable travel modes, defined in the Glossary. A proposal will therefore be supported where it is demonstrated that:</p> <ol style="list-style-type: none"> <li>opportunities are maximised for the use of sustainable travel modes;</li> <li>its likely transport impacts have been assessed, and appropriate mitigation measures will be delivered, in accordance with National Planning Practice Guidance;</li> <li>safe physical access from the public highway can be achieved, including the rights of way network where appropriate</li> <li>any potential impacts on the strategic road network have been addressed in line with <a href="#">Department for Transport Circular 02/2013</a> and advice from early engagement with Highways England; and</li> <li>there are no severe residual cumulative impacts.</li> </ol> <p>Where a proposal would affect an existing public right of way or other formal non-motorised users' route, this route should be protected or enhanced within the proposed development. Where this is not possible it should be diverted to a safe, clear and convenient alternative route. The stopping up of paths/ routes will only be acceptable where all opportunities to provide a safe, clear and convenient alternative have been investigated and proved to be unsuitable.</p> <p>All routes will be provided to an adoptable standard and all pedestrian and cycle routes will be formalised as rights of way unless otherwise agreed with the Council and the Highways Authority.</p>

**Table 7.26 Appraisal of changes to policy LP17 Sustainable travel**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>A note has been added referencing the definition of sustainable travel modes which is defined in the Glossary</li> <li>An criterion added requiring impacts on the strategic road network to be addressed in line with national guidance and advice from Highways England</li> <li>An criterion added requiring there to be no severe residual cumulative impacts</li> <li>Requirements relating to pedestrian/ cycle routes expanded to public rights of way and other formal non-motorised users' routes, with safe, clear and convenient alternative routes having been investigated and proved to be unsuitable if proposed to be stopped-up.</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are unlikely to change the appraisal of the policy in relation to any SA Objective.</p>	

### Parking Provision

#### Policy as previously appraised

##### LP 16: Parking Provision

A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the [Huntingdonshire Design Guide SPD \(2017\)](#) or successor documents.

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

- a. highway safety and access to and from the site;
- b. servicing requirements;
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;
- d. the needs of potential occupiers, users and visitors;
- e. the amenity of existing and future occupiers and users of the development and nearby property; and
- f. opportunities for shared provision, where locations and patterns of use allow this.

Minimum levels of car parking for disabled people as set out in national guidance(Note 1) will be required.

A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class).

A proposal that includes new main town centre uses of over 600m<sup>2</sup> net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m<sup>2</sup> of net internal floorspace or part thereof, or else demonstrate why a different level of provision is appropriate.

A proposal for a new non-residential building over 2,500m<sup>2</sup> of net internal floorspace should provide dedicated changing and showering facilities for cyclists.

Note 1: Traffic Advisory Leaflet 05/05 – Parking for Disabled People, Department for Transport (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, Department for Transport (2005) and BS 8300: 2009 Design of Buildings and their Approaches to Meet the Needs of Disabled People, British Standards Institute (BSI) (2009) or successor documents

#### Policy appraised for significant changes

##### LP 18: Parking Provision

A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. These should all comply with design and security guidance set out in the [Huntingdonshire Design Guide SPD \(2017\)](#) or successor documents.

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

- a. highway safety and access to and from the site;
- b. servicing requirements;
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;
- d. the needs of potential occupiers, users and visitors, now and in the future;
- e. the amenity of existing and future occupiers and users of the development and nearby property; and
- f. opportunities for shared provision, where locations and patterns of use allow this.

Minimum levels of car parking for disabled people as set out in national guidance<sup>(31)</sup> will be required.

A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.

A proposal that includes new main town centre uses of 600m<sup>2</sup> or more net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m<sup>2</sup> of net internal floorspace or part thereof, or otherwise demonstrate why a different level of provision is appropriate.

A proposal for a new non-residential building over 2,500m<sup>2</sup> of net internal floorspace should provide dedicated changing and showering facilities for cyclists.

31 [Traffic Advisory Leaflet \(TAL\) 05/95 – Parking for Disabled People, Department for Transport \(1995\), Inclusive Mobility: A guide to best practice on access to pedestrian and transport infrastructure, Department for Transport \(2005\)](#) and BS 8300: 2009 Design of Buildings and their approaches to meet the needs of disabled people, British Standards Institute (BSI) (2010) or successor documents

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**Table 7.27 Appraisal of changes to policy LP18 Parking provision**

<b>This policy has been changed by:</b> <ul style="list-style-type: none"><li>• The needs of potential occupiers, users and visitors, now and in the future to be considered in relation to space for vehicle movements and parking provision</li><li>• References to national guidance on car parking for disabled people corrected/ clarified</li><li>• Cycle space requirements for residential development will not be required if it is proved that they are unachievable</li><li>• Some policy elements reordered</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because they are unlikely to change the appraisal of the policy in relation to any SA Objective.	

## Building a Strong, Competitive Economy

**7.52** This section looks at the changes made to policies within Chapter 6: Building a Strong, Competitive Economy. Policies in this chapter are:

LP 19 Established Employment Areas  
LP 20 Rural Economy  
LP 21 Homes for Rural Workers  
LP 22 Town Centre Vitality and Viability  
LP 23 Local Services and Community Facilities  
LP 24 Tourism and Recreation



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## Established Employment Areas

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 17: Established Employment Areas</b></p> <p>Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. Within an Established Employment Area a proposal for business development (class 'B') will be supported.</p> <p>A proposal for a use other than business (class 'B') within an Established Employment Area will be supported where it demonstrates that:</p> <ol style="list-style-type: none"> <li>it will be compatible with surrounding employment uses taking account of amenity and public safety issues;</li> <li>it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses;</li> <li>it will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre; and</li> <li>the sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed if the proposal includes main town centre uses.</li> </ol> <p>Where any proposal for any use within an Established Employment Area has potential to impact on Portholme, the Ouse Washes, Woodwalton Fen or Orton Pits it should be demonstrated that there will be no adverse impact on the protected site.</p>	<p><b>LP 19: Established Employment Areas</b></p> <p>Areas of land and buildings that contribute to the local economy and provide on-going employment opportunities have been identified as Established Employment Areas. A proposal for business development (class 'B') will be supported on land within an Established Employment Area or on land immediately adjoining and capable of being integrated with an Established Employment Area.</p> <p>A proposal for a use other than business (class 'B') within an Established Employment Area will only be supported where it demonstrates that:</p> <ol style="list-style-type: none"> <li>it will be compatible with surrounding employment uses taking account of amenity and public safety issues;</li> <li>it will not adversely affect the role and continuing viability of the Established Employment Area as an attractive and suitable location for employment uses;</li> <li>it will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre; and</li> <li>the sequential approach to site selection, as set out in the National Planning Policy Framework, has been followed if the proposal includes main town centre uses.</li> </ol> <p>Where any proposal for any use within an Established Employment Area has potential to impact on Portholme, the Ouse Washes, Woodwalton Fen or Orton Pits it should be demonstrated that there will be no adverse impact on the protected site.</p>

**Table 7.28 Appraisal of changes to policy LP19 Established employment areas**

<p><b>This policy has been changed by:</b></p> <ul style="list-style-type: none"> <li>'B' class uses will be supported on land immediately adjoining and capable of being integrated within an Established Employment Area</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they are unlikely to change the appraisal of the policy in relation to any SA Objective.</p>	

### Rural Economy

#### Policy as previously appraised

##### LP 18: Rural Economy

In the countryside there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. A proposal for business development in the countryside will only be supported where it fulfils the requirements of one of the following categories.

##### Business Development

A proposal for business uses (class 'B') will be supported where it:

- a. is within a defined Established Employment Area;
- b. involves the reuse of land in use or last used for business uses (class 'B'); or
- c. involves the reuse or replacement of existing buildings as set out in policy Rural Buildings.

In all cases office uses (class 'B1a') will be limited to a total of 600m<sup>2</sup> floorspace.

##### Expansion of an existing business in the open countryside

A proposal for the expansion of an established business within its existing operational site will be supported.

A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

- d. it will add value to an existing viable rural business;
- e. consideration has been given to reuse or replacement of existing buildings in preference to new build;
- f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;
- g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and
- h. the scale, character and siting of the expansion will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agricultural, equine, horticultural or forestry related businesses.

##### Farm diversification

#### Policy appraised for significant changes

##### LP 20: Rural Economy

In the countryside there are limited and specific opportunities for sustainable development related to maintaining a healthy rural economy. A proposal for business development in the countryside will only be supported where it fulfils the requirements of one of the following categories.

##### New business development

A proposal for business uses (class 'B') will be supported where it:

- a. is within a defined Established Employment Area;
- b. immediately adjoins and is capable of being integrated with an Established Employment Area;
- c. involves the reuse of land in use or last used for business uses (class 'B'); or
- d. involves the reuse or replacement of existing buildings as set out in policy Rural Buildings.

In all cases office uses (class 'B1a') will be limited to a total of 600m<sup>2</sup> floorspace.

##### Expansion of an existing business

A proposal for the expansion of an established business within its existing operational site will be supported.

A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

- e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;
- f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;
- g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and
- h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry.

##### Farm diversification

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Policy as previously appraised	Policy appraised for significant changes
A proposal for farm diversification will be supported where it is demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business, and that it meets criteria d-g above.	A proposal for farm diversification will be supported where it is demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business, and that it meets criteria d-g above.

**Table 7.29 Appraisal of changes to policy LP20 Rural economy**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>'B' uses will be supported on land in the countryside that is immediately adjoins and is capable of being integrated with an Established Employment Area</li> <li>The criterion relating to the requirement for the expansion of rural business on land in the countryside to add value to an existing viable rural business has been deleted</li> <li>The criterion relating to the requirement for the expansion of rural business on land in the countryside to considered the reuse of existing buildings has been clarified</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they are likely to change the appraisal of the policy in relation to any SA Objective.	

**Table 7.30 SA Appraisal of significant changes to policy LP 20: Rural Economy**

Decision Aiding Questions Will it...	Previous Appraisal - LP 18: Rural Economy		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote the use of land that has previously been developed? (SA1)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes clarify the requirements in relation to the reuse of existing building but do not affect the appraisal in relation to this SA Objective
promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural) (SA1)	+	Allowing existing businesses to expand may impact on this SA Objective but a more specific criterion is included to minimise use of higher quality agricultural land	+	The changes do not affect the appraisal in relation to this SA Objective
promote development at higher densities where it is appropriate? (SA1)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes are considered to have an additional beneficial impact as they should make it easier for rural businesses to expand.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	+	.The changes do not affect the appraisal in relation to this SA Objective	+	The changes are considered to have an additional beneficial impact as they should make it easier for rural businesses to expand.
enable existing businesses to grow? (SA19)	+	The changes will facilitate this.	+	The changes are considered to have an additional beneficial impact as

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Decision Aiding Questions Will it...	Previous Appraisal - LP 18: Rural Economy		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
				they should make it easier for rural businesses to expand.
support the vitality and viability of established retail and service centres? (SA19)	+	The changes will facilitate this.	+	The changes do not affect the appraisal in relation to this SA Objective
Promote easy access to training and education? (SA20)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	The changes should provide greater protection of high quality agricultural land and support existing businesses to thrive.		Overall the changes are considered to have an beneficial impact in addition to that of the previous version of the policy, as they should make it easier for rural businesses to expand.	

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## Homes for Rural Workers

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 19: Homes for Rural Workers</b></p> <p>A proposal for a home for a rural worker in the countryside will be supported where:</p> <ol style="list-style-type: none"> <li>it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;</li> <li>no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;</li> <li>opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored; and</li> <li>the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.</li> </ol> <p>Where a home for a rural worker is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a land-based rural business.</p> <p>A proposal to remove a rural business related occupancy condition will only be supported where evidence demonstrates that the home is not needed for the business to which it relates and has been appropriately marketed at a value reflecting the occupancy condition with no interest from a qualifying person; or a housing needs assessment has been undertaken to demonstrate that the home would not meet the needs of another qualifying person.</p>	<p><b>LP 21: Homes for Rural Workers</b></p> <p>A proposal for a home for a rural worker in the countryside will be supported where:</p> <ol style="list-style-type: none"> <li>it is for a worker who is or will be mainly employed for the purposes of the proper functioning of an economically viable agricultural or other land-based rural business;</li> <li>no suitable alternative accommodation is available or could be made available in the immediate vicinity or nearest settlement, taking into account the requirements of the work;</li> <li>opportunities to convert an existing building or, where this is not possible, to replace an existing building have been explored and proved to be unachievable; and</li> <li>the home is of permanent and substantial construction, unless the rural business has been established for less than three years in which case accommodation will only be supported on a temporary basis to allow time for the business to prove it is viable.</li> </ol> <p>Where a home for a rural worker is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a land-based rural business.</p> <p>A proposal to remove a rural business related occupancy condition will only be supported where evidence demonstrates that the home is not needed for the business to which it relates and it has been appropriately marketed at a value reflecting the occupancy condition with no reasonable offer to purchase from a qualifying person; or a housing needs assessment demonstrates that the home would not meet the needs of another qualifying person.</p>

**Table 7.31 Appraisal of changes to policy LP21 Homes for rural workers**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>The requirement to convert or replace an existing building is required to be proved unachievable if the proposal for a new home is to be supported</li> <li>Requirements relating to marketing in relation to proposals for the removal of an occupancy condition have been clarified</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.	

### Town Centre Vitality and Viability

#### Policy as previously appraised

##### LP 20: Town Centre Vitality and Viability

###### Town centre hierarchy boundaries

Each town centre, primary shopping area and primary shopping frontage to which this policy applies is defined on the policies map.

###### Primary shopping frontages

A proposal for a shop (class 'A1'), restaurant/ café (class 'A3') or drinking establishment (class 'A4') will be supported within a primary shopping frontage to encourage uses which support the vitality and viability of the location whilst maintaining its essential retail nature.

A proposal for any other main town centre use at ground floor level may be supported where it will:

- a. make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions; and
- b. continue to provide an active frontage where there is an existing shopfront.

A proposal for any non-main town centre use will not be supported at ground floor level within a primary shopping frontage.

###### Primary shopping areas

Within a primary shopping area but beyond a primary shopping frontage a proposal for a new retail use (class 'A1-A5') will be supported at ground floor level of the primary shopping areas where it reflects the role, function and distinctive qualities of the centre.

A proposal for any other town centre use at ground floor level may be supported where it will make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

###### Town centres

The town centres of Huntingdon, St Neots, St Ives and Ramsey will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.

#### Policy appraised for significant changes

##### LP 22: Town Centre Vitality and Viability

###### Town centre hierarchy boundaries

Each town centre, primary shopping area and primary shopping frontage to which this policy applies is defined on the policies map.

###### Primary shopping frontages

A proposal for a shop (class 'A1'), restaurant/ café (class 'A3') or drinking establishment (class 'A4') will be supported within a primary shopping frontage to encourage uses which support the vitality and viability of the location whilst maintaining its essential retail nature.

A proposal for any other main town centre use at ground floor level may be supported where it will:

- a. make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions; and
- b. continue to provide an active frontage where there is an existing shopfront.

A proposal for any non-main town centre use will not be supported at ground floor level within a primary shopping frontage.

###### Primary shopping areas

Within a primary shopping area but beyond a primary shopping frontage a proposal for a new retail use (class 'A1-A5') will be supported at ground floor level where it reflects the role, function and distinctive qualities of the centre.

A proposal for any other town centre use at ground floor level may be supported where it will make a positive contribution to vitality and viability by enhancing the existing quality, diversity and distribution of retail, leisure, entertainment, arts, heritage, cultural facilities, community facilities or tourist attractions.

###### Retail uses outside a defined primary shopping area

A proposal for a retail use involving over 600m<sup>2</sup> net internal floorspace outside of a primary shopping area will be supported where it is in accordance with the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework. A proportionate impact assessment will be required in accordance with policy Spatial Planning Areas.

###### Town centres

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Policy as previously appraised	Policy appraised for significant changes
<p>Beyond the primary shopping frontage and area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character.</p> <p>The Council will use urban design frameworks and development briefs as appropriate to support development within town centres to support their ongoing vitality and viability.</p> <p><b>Markets</b></p> <p>Markets add diversity and interest to the town centres of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which provides an additional market or enhances the role of an existing market in its respective town centre economy will be supported.</p> <p><b>Main town centre uses outside a defined town centre</b></p> <p>A proposal for a main town centre use involving over 600 sqm (net) of floorspace outside of a town centre will be supported where it is in accordance with the the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework.</p>	<p>The town centres of Huntingdon, St Neots, St Ives and Ramsey will be supported as sustainable locations for shopping, working, service and leisure uses which attract a wide range of people throughout the day and evening to strengthen the centre's role as a vibrant, accessible focus for meeting local needs.</p> <p>Beyond the primary shopping frontage and area a development proposal for a main town centre use will be supported where the scale and type of development reflects the centre's size, role and character.</p> <p>The Council will use urban design frameworks and development briefs as appropriate to support development within town centres to support their ongoing vitality and viability.</p> <p><b>Other main town centre uses outside a defined town centre</b></p> <p>A proposal for a main town centre use involving over 600m<sup>2</sup> net internal floorspace outside of a town centre will be supported where it is in accordance with the sequential approach from town centre to edge of centre and then out of centre as set out in the National Planning Policy Framework. A proportionate impact assessment will be required in accordance with policy Spatial Planning Areas.</p> <p><b>Markets</b></p> <p>Markets add diversity and interest to the town centres of Huntingdon, St Neots, St Ives and Ramsey and contribute to their vitality and viability. A proposal which provides an additional market or enhances the role of an existing market in its respective town centre economy will be supported.</p>

**Table 7.32 Appraisal of changes to policy LP22 Town centre vitality and viability**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Adding requirements for retail uses outside a defined primary shopping area in relation to the national sequential approach and to the need for impact assessment</li> <li>• Adding requirements for other main town centre uses outside a defined town centre in relation to the national sequential approach and to the need for impact assessment</li> <li>• Minor text changes for clarity</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they relate to the application of national policy for the location of retail uses and to consistency of approach for retail proposals in relation to other policies.</p>	



### Local Services and Community Facilities

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 21: Local Services and Community Facilities</b></p>	<p><b>LP 23: Local Services and Community Facilities</b></p>
<p>Local services and community facilities include, but are not limited to, shops, public houses, places of worship, health centres, libraries, filling stations and public halls.</p>	<p>Local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, filling stations and public halls.</p>
<p>A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility in any location, will be supported where it:</p>	<p>A proposal for a new local service or community facility within a built-up area, or the extension of an existing local service or community facility on land immediately adjoining the built up area, will be supported where it:</p>
<ul style="list-style-type: none"> <li>a. is of a scale to serve local needs;</li> <li>b. comprises up to a maximum of 600m<sup>2</sup> net floorspace for a main town centre use; and</li> <li>c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions</li> </ul>	<ul style="list-style-type: none"> <li>a. is of a scale to serve local needs;</li> <li>b. comprises up to a maximum of 600m<sup>2</sup> net internal floorspace for a main town centre use; and</li> <li>c. provides for a new service or facility or it retains or enhances an existing service or facility, including through the provision of premises suitable for mixed use or multiple community functions</li> </ul>
<p>Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:</p>	<p>Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:</p>
<ul style="list-style-type: none"> <li>d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or</li> <li>e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:                             <ul style="list-style-type: none"> <li>i. there is insufficient community support for its continuation; or</li> <li>ii. reasonable steps have been taken to effectively market the property for its current use without success.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or</li> <li>e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:                             <ul style="list-style-type: none"> <li>i. there is insufficient community support for its continuation; or</li> <li>ii. reasonable steps have been taken to effectively market the property for its current use without success.</li> </ul> </li> </ul>
<p>Where the proposed loss is within a Key Service Centre and it would undermine the settlement's role in provision of services the proposal will not be supported.</p>	<p>Where the proposed loss is within a Key Service Centre or a Local Service Centre and it would undermine the settlement's role in provision of services the proposal will not be supported.</p>

**Table 7.33 Appraisal of changes to policy LP23 Local services and community facilities**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Cemeteries have been added to the list of local services and facilities</li> <li>● Local Service Centres added in relation to loss of services not being supported</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are considered to be significant because they are unlikely to change the appraisal of this policy in relation to any SA Objective.</p>	

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## Tourism and Recreation

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 22: Tourism and Recreation</b></p> <p>A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>it is well-related to a defined settlement or there are operational or sustainability reasons why it needs to be elsewhere;</li> <li>it does not cause harm to, and where appropriate enhances, the ecological, landscape and heritage significance of the proposed location;</li> <li>the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;</li> <li>adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and</li> <li>it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.</li> </ol> <p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent sole or main residential use.</p>	<p><b>LP 24: Tourism and Recreation</b></p> <p>A proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>it is well-related to a defined settlement unless there are operational or sustainability reasons why it needs to be elsewhere;</li> <li>it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;</li> <li>the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible; and</li> <li>adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and</li> <li>it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.</li> </ol> <p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent permanent sole or main residential use.</p>

**Table 7.34 Appraisal of changes to policy LP24 Tourism and recreation**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>No changes have been made</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>

### Strengthening Communities

**7.53** This section looks at the changes made to policies within Chapter 7: Strengthening Communities. Policies in this chapter are:

LP 25 Affordable Housing Provision  
LP 26 Housing Mix  
LP 27 Specialist Housing  
LP 28 Gypsies, Travellers and Travelling Showpeople  
LP 29 Community Planning Proposals  
LP 30 Rural Exceptions Housing  
LP 31 Health Impact Assessment

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## Affordable Housing Provision

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 23: Affordable Housing Provision</b></p> <p>In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:</p> <ol style="list-style-type: none"> <li>it delivers a target of 40% affordable housing on a site where 11 homes(Note 1) or 1,001m<sup>2</sup> residential floorspace or more are proposed;</li> <li>it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance as other affordable tenures;</li> <li>affordable housing is dispersed across the development in small clusters of about 15 dwellings; and</li> <li>it ensures that the appearance of affordable housing units is indistinguishable from that of open market housing.</li> </ol> <p>Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.</p> <p>In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.</p> <p>Note 1: Calculated to the nearest whole unit</p>	<p><b>LP 25: Affordable Housing Provision</b></p> <p>In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:</p> <ol style="list-style-type: none"> <li>it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m<sup>2</sup> residential floorspace (gross internal area) or more are proposed(Note 1);</li> <li>it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance as other affordable tenures;</li> <li>affordable housing is dispersed across the development in small clusters of dwellings; and</li> <li>it ensures that the appearance of affordable housing units is indistinguishable from that of open market housing.</li> </ol> <p>Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement. A development viability assessment may be required to support an alternative mix or level of affordable housing provision.</p> <p>In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.</p> <p>Note 1: Calculated to the nearest whole unit</p>

**Table 7.35 Appraisal of changes to policy LP25 Affordable housing provision**

This policy has been changed by:	
<ul style="list-style-type: none"> <li>No changes have been made</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>

### Housing Mix

#### Policy as previously appraised

##### LP 24: Housing Mix

A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.

A proposal should set out how it responds to the evidence and guidance provided by:

- a. the Cambridge sub-region Strategic Housing Market Assessment;
- b. the Peterborough Strategic Housing Market Assessment where applicable;
- c. the Council's [Housing Strategy and Tenancy Strategy](#);
- d. local assessments of housing need and demand; and
- e. other local housing and demographic studies and strategies.

A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.

A proposal for major scale development that includes housing will be supported where it demonstrates that the mix of housing proposed responds positively to the changing structure of Huntingdonshire's population, including:

- f. the proportion of households comprising one or two people;
- g. ensuring XX%(Note 1) of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards), unless it can be demonstrated that site-specific factors make achieving this impractical or unviable; and
- h. for a large scale development proposal, ensuring that a further X%(Note 1) of new dwellings meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards), unless it can be demonstrated that site-specific factors make achieving this impractical or unviable.

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for custom build homes as identified in the Huntingdonshire self and custom-build register.

Note 1: At the time of appraisal the percentages for accessibility standards were still subject to viability testing

#### Policy appraised for significant changes

##### LP 26: Housing Mix

A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.

A proposal should set out how it responds to the evidence and guidance provided by:

- a. the Cambridge sub-region Strategic Housing Market Assessment;
- b. the Peterborough Strategic Housing Market Assessment where applicable;
- c. the Council's [Housing Strategy and Tenancy Strategy](#);
- d. local assessments of housing need and demand; and
- e. other local housing and demographic studies and strategies.

A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.

##### Accessible and adaptable homes

A proposal that includes housing will be supported which meets the optional Building Regulation accessibility standards (or replacement standards) as set out below, unless it can be demonstrated that site-specific factors make achieving this impractical or unviable:

- f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards); and
- g. within a large scale development proposal the construction standards of a proportion of new market dwellings should be further enhanced to meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards); and
- h. for all affordable housing an appropriate proportion meeting Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards) should be negotiated with the Council's Housing Strategy team.

##### Self and custom-build homes

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the Huntingdonshire self and custom-build register.

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**Table 7.36 Appraisal of changes to policy LP26 Housing mix**

This policy has been changed by:	
<ul style="list-style-type: none"><li>• A heading for 'Accessible and adaptable homes' has been added</li><li>• Requirements relating to the optional Building Regulation standards for accessibility have been refined and clarified</li><li>• A heading for 'Self and custom build homes' has been added</li><li>• Content relating to self and custom build homes has been clarified in terms of relating to self build as well as custom homes</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are considered to be significant because they are unlikely to affect the appraisal of this policy in relation to any SA Objective.	

### Specialist Housing

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 25 Specialist Housing</b></p> <p><b>Self-contained specialist housing</b></p> <p>A proposal for self-contained specialist housing (class 'C3') will be supported where it will:</p> <ol style="list-style-type: none"> <li>be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;</li> <li>be integrated with the wider community;</li> <li>incorporate a mix of tenures including affordable homes in accordance with policy <a href="#">Affordable Housing Provision</a>; and</li> <li>facilitate a high quality of life for residents.</li> </ol> <p><b>Residential institutions</b></p> <p>A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:</p> <ol style="list-style-type: none"> <li>it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors;</li> <li>the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises; and</li> <li>in the case of existing care homes the proposal will lead to an improvement in the quality of care facilities provided.</li> </ol>	<p><b>LP 27: Specialist Housing</b></p> <p><b>Self-contained specialist housing</b></p> <p>A proposal for self-contained specialist housing (class 'C3') will be supported where it will:</p> <ol style="list-style-type: none"> <li>be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;</li> <li>be integrated with the wider community;</li> <li>incorporate a mix of tenures including affordable homes in accordance with policy <a href="#">Affordable Housing Provision</a>; and</li> <li>facilitate a high quality of life for residents.</li> </ol> <p><b>Residential institutions</b></p> <p>A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:</p> <ol style="list-style-type: none"> <li>it is easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the intended occupiers, staff and visitors;</li> <li>the design meets or exceeds the standards set by the Care Quality Commission (or successors) regarding the safety and suitability of premises; and</li> <li>in the case of existing care homes the proposal will lead to an improvement in the quality of care facilities provided.</li> </ol>

**Table 7.37 Appraisal of changes to policy LP27 Specialist housing**

This policy has been changed by: <ul style="list-style-type: none"> <li>No changes have been made</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>



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## Gypsies, Travellers and Travelling Showpeople

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 26: Gypsies, Travellers and Travelling Showpeople</b></p> <p>New traveller sites outside of the Built-Up Area will be supported in sustainable locations where they respect the scale of the nearest settled community, and will be very strictly limited in open countryside that is away from existing settlements. The Council will therefore support a proposal which contributes to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots, where it satisfies each of the following criteria:</p> <ol style="list-style-type: none"> <li>the location is within 1.5 miles of a primary school and 2 miles of a GP surgery;</li> <li>the character and appearance of the wider landscape is not significantly harmed;</li> <li>the location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites;</li> <li>the proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community;</li> <li>there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;</li> <li>the site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities;</li> <li>the health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk;</li> <li>there is adequate space for operational needs, including the parking and turning of vehicles;</li> <li>there are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes; and</li> <li>the site can be safely and adequately serviced by infrastructure.</li> </ol>	<p><b>LP 28: Gypsies, Travellers and Travelling Showpeople</b></p> <p>New traveller sites outside of the Built-Up Area will be supported in sustainable locations where they respect the scale of the nearest settled community, and will be very strictly limited in open countryside that is away from existing settlements. The Council will therefore support a proposal which contributes to the delivery of Gypsy and Traveller pitches and Travelling Showpeople plots, where it satisfies each of the following criteria:</p> <ol style="list-style-type: none"> <li>the location is within 1.5 miles of a primary school and 2 miles of a GP surgery;</li> <li>the character and appearance of the wider landscape is not significantly harmed;</li> <li>the location and scale of sites does not dominate the nearest settled community, when the proposal is considered collectively with other nearby traveller sites;</li> <li>the proposed boundary treatment provides a good balance between minimising the development's impact on surrounding countryside and its integration into the local community;</li> <li>there will not be a significant adverse effect on the amenity of nearby residents or the effective operation of adjoining uses;</li> <li>the site provides a high level of residential amenity for the proposed residents, for example in relation to protection from noise and provision of play facilities;</li> <li>the health and safety of occupants is not put at risk, including through unsafe access to sites, poor air quality, contamination or unacceptable flood risk;</li> <li>there is adequate space for operational needs, including the parking and turning of vehicles;</li> <li>there are appropriate management arrangements in place, where the site may have multiple owners or tenants or be used for transit purposes; and</li> <li>the site can be safely and adequately serviced by infrastructure.</li> </ol>

**Table 7.38 Appraisal of changes to policy LP28 Gypsies, travellers and travelling showpeople**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>No changes have been made</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

### Community Planning Proposals

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 27: Community Planning Proposals</b></p>	<p><b>LP 29: Community Planning Proposals</b></p>
<p>A community based development proposal will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p>	<p>A community based development proposal will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p>
<ul style="list-style-type: none"> <li>a. it responds to an identified community need;</li> <li>b. there is identifiable community support or benefit;</li> <li>c. its scale is appropriate to serve local needs;</li> <li>d. users of the proposed development can safely travel to and from it by sustainable modes; and</li> <li>e. it is viable in the long term, ensuring its retention as a community asset.</li> </ul>	<ul style="list-style-type: none"> <li>a. it responds to an identified community need;</li> <li>b. there is identifiable community support or benefit;</li> <li>c. its scale is appropriate to serve local needs;</li> <li>d. users of the proposed development can safely travel to and from it by sustainable modes; and</li> <li>e. it is viable in the long term, ensuring its retention as a community asset.</li> </ul>
<p>Where inclusion of market housing, or plots suitable for custom or self-build homes, is required to facilitate provision and upkeep of the desired community asset, the proposal should also demonstrate that its scale and location is sustainable in terms of the:</p>	<p>Where inclusion of market housing, or plots suitable for custom or self-build homes, is required to facilitate provision and upkeep of the desired community asset, the proposal should also demonstrate that its scale and location is sustainable in terms of the:</p>
<ul style="list-style-type: none"> <li>f. scale of development proposed; and</li> <li>g. effect on the character of the immediate locality and the settlement as a whole.</li> </ul>	<ul style="list-style-type: none"> <li>f. scale of development proposed; and</li> <li>g. effect on the character of the immediate locality and the settlement as a whole.</li> </ul>

**Table 7.39 Appraisal of changes to policy LP29 Community planning proposals**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• No changes have been made</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

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## Rural Exceptions Housing

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 28: Rural Exceptions Housing</b></p> <p>A proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>at least 60% (net) of the site area is for affordable housing for people with a local connection;</li> <li>the number, size, type and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby settlements through a local needs survey or other local needs evidence;</li> <li>the remainder of the site area is available as open market housing or plots suitable for custom or self-build homestailored to meet locally generated need; and</li> <li>the scale and location of the proposal is sustainable in terms of:                             <ol style="list-style-type: none"> <li>availability of services and existing infrastructure;</li> <li>opportunities for users of the proposed development to travel by sustainable modes; and</li> <li>effect on the character of the immediate locality and the settlement as a whole.</li> </ol> </li> </ol> <p>Mechanisms will be put in place to ensure that the affordable housing remains affordable in perpetuity(Note 1) or for the appropriate period as applicable to the form of housing(Note 2).</p> <p>Note 1: Subject to the provisions of section 17 of the Housing Act 1996 and <a href="#">statutory instrument 623 of 1997</a>, or other relevant legislation</p> <p>Note 2: Starter Homes will be discounted for the nationally defined period</p>	<p><b>LP 30: Rural Exceptions Housing</b></p> <p>A proposal for housing will be supported on a site well-related to a built-up area, as an exception to the requirements of relevant policies, where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>at least 60% (net) of the site area is for affordable housing for people with a local connection;</li> <li>the number, size, type and tenure of the affordable homes is justified by evidence that they would meet an identified need arising within the settlement or nearby small settlements (as defined in Small Settlements) through a local needs survey or other local needs evidence;</li> <li>the remainder of the site area is available as open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need; and</li> <li>the scale and location of the proposal is sustainable in terms of:                             <ol style="list-style-type: none"> <li>availability of services and existing infrastructure;</li> <li>opportunities for users of the proposed development to travel by sustainable modes; and</li> <li>effect on the character of the immediate locality and the settlement as a whole.</li> </ol> </li> </ol> <p>Mechanisms, including planning conditions/ obligations, will be put in place to ensure that the affordable housing is delivered and remains affordable in perpetuity<sup>(32)</sup> or for the appropriate period as applicable to the form of housing<sup>(33)</sup> ..</p> <p>Planning conditions will be applied to ensure that none of the market housing element is occupied prior to completion of the complementary affordable housing.</p>

**Table 7.40 Appraisal of changes to policy LP30 Rural exceptions housing**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>Justification for the affordable housing provision should be based on meeting the needs arising from the settlement or nearby small settlements, rather than any nearby settlement</li> <li>The use of conditions or obligations has been extended to include ensuring delivery of the affordable housing element of a proposal</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

32 Subject to the provisions of section 17 of the Housing Act 1996 and [statutory instrument 623 of 1997](#), or other relevant legislation

33 Starter Homes will be discounted for the nationally defined period

These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.

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## Health Impact Assessment

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 29: Health Impact Assessment</b></p> <p>A proposal for large scale development will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment.</p> <p>A proposal for large scale major development will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a full Health Impact Assessment.</p>	<p><b>LP 31: Health Impact Assessment</b></p> <p>A proposal for large scale development, defined in the Glossary, will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment.</p> <p>A proposal for large scale major development, defined in the Glossary, will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a full Health Impact Assessment.</p>

**Table 7.41 Appraisal of changes to policy LP31 Health impact assessment**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>References to the fact that large scale development and large scale major development are defined in the Glossary have been added</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.</p>	

## Conserving and Enhancing the Environment

**7.54** This section looks at the changes made to policies within Chapter 8: Conserving and Enhancing the Environment. Policies in this chapter are:

- LP 32 Biodiversity and Geodiversity
- LP 33 Trees, Woodland, Hedges and Hedgerows
- LP 34 Protection of Open Space
- LP 35 Rural Buildings
- LP 36 Heritage Assets and their Settings
- LP 37 Renewable and Low Carbon Energy
- LP 38 Air Quality
- LP 39 Ground Contamination and Groundwater Pollution
- LP 40 Water Related Development

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## Biodiversity and Geodiversity

Policy as previously appraised

Policy appraised for significant changes



### Policy as previously appraised

#### LP 30: Biodiversity and Geodiversity

A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

A proposal that is likely to have an impact on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. Any further research that is identified as necessary by this appraisal will need to have been carried out and submitted with the proposal. Where a proposal has potential to affect an internationally important site<sup>(34)</sup> an appropriate assessment in accordance with the Habitats Directive will be required and sufficient information to enable such an assessment to be completed must be submitted with the proposal.

All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated. Only where this process of avoidance, minimisation and then mitigation is insufficient to fully address adverse impacts will consideration be given to compensation measures. Following this process a proposal will only be supported subject to a hierarchy where:

- a. a site of international importance, being a special area of conservation (SAC), special protection area (SPA) or Ramsar site is affected and there are exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance, such as a site of special scientific interest (SSSI) or national nature reserve (NNR) is affected and there are exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;
- c. protected species, priority habitats or species, sites of local or regional importance, or the biodiversity value of the proposed development site as part of a wider network are affected and the need for, and the benefits of, the proposal clearly outweigh the impacts.

A proposal will be required to provide ways in which net gains for biodiversity can be achieved. In seeking to provide net gains for biodiversity a proposal should prioritise measures that:

- d. complement or enhance existing features of biodiversity value within the design and layout of development;
- e. provide new biodiversity features within the development;

### Policy appraised for significant changes

#### LP 32: Biodiversity and Geodiversity

A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. Any further research that is identified as necessary by this appraisal will need to have been carried out and submitted with the proposal. Where a proposal has potential to affect an internationally important site (Note 1) an appropriate assessment in accordance with the Habitats Directive will be required and sufficient information to enable such an assessment to be completed must be submitted with the proposal.

All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated. Only where this process of avoidance, minimisation and then mitigation is insufficient to fully address adverse impacts will consideration be given to compensation measures. Following this process a proposal will only be supported subject to a hierarchy where:

- a. a site of international importance, being a special area of conservation (SAC), special protection area (SPA) or Ramsar site would be affected there have to be exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance, such as a site of special scientific interest (SSSI) or national nature reserve (NNR) would be affected there have to be exceptional circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;
- c. a protected species, a priority habitat or species, a site of local or regional importance, the achievement of water body good ecological potential, or the biodiversity value of the proposed development site as part of the wider network would be affected, the need for and the benefits of the proposal must clearly outweigh the assessed impacts.

A proposal will not be supported if potential impacts would lead to the deterioration of water body ecological status/ potential.

A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development. Large scale development proposals should provide an audit of losses and gains in biodiversity produced according to a recognised methodology. In seeking to provide net gains for biodiversity reference should be had to the Natural Cambridgeshire publication 'Developing with Nature Toolkit' and the proposal should prioritise measures that:

- d. complement or enhance existing features of biodiversity value within the design and layout of development;
- e. provide new biodiversity features within the development;
- f. help reverse the decline of species;

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Policy as previously appraised	Policy appraised for significant changes
<p>f. help reverse the decline of species;</p> <p>g. assist in achieving targets in the Biodiversity Action Plans (BAPs) or Habitat and Species Action Plans;</p> <p>h. improve public access to nature;</p> <p>i. ensure the effective management of biodiversity or geological features;</p> <p>j. contribute to the provision of multi-functional green infrastructure; or</p> <p>k. will help species adapt to climate change.</p>	<p>g. assist in achieving local targets for Priority habitats and species including those set out in Habitat Action Plans;</p> <p>h. improve public access to nature;</p> <p>i. ensure the effective management of biodiversity or geological features;</p> <p>j. contribute to the provision of multi-functional green infrastructure to enhance ecological networks and the Green Infrastructure Priority Areas</p> <p>k. contribute towards the achievement of good ecological status in water bodies (or not compromise achievement of good ecological potential) in accordance with the Anglian River Basin Management Plan (RBMP) and accompanying catchment action plans; or</p> <p>l. will help species adapt to climate change</p> <p>Note 1: Natura 2000 sites: Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites</p>

**Table 7.42 Appraisal of changes to policy LP32 Biodiversity and geodiversity**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Clarification that considered should include both direct and indirect impacts</li> <li>• Minor rewording of criteria to aid clarity</li> <li>• Addition of 'the achievement of water body good ecological potential' to the hierarchy</li> <li>• Addition of the statement that a proposal will not be supported if potential impacts would lead to the deterioration of water body ecological status/ potential</li> <li>• The requirements relating to net gains for biodiversity and the measures to prioritise have been refined and added to</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
<p>These changes are considered to be significant because, individually each is relatively minor, but taken as a whole it is considered that they may affect the appraisal of this policy in relation to a number of SA Objectives.</p>	

**Table 7.43 SA Appraisal of significant changes to policy LP 32: Biodiversity and Geodiversity**

Decision Aiding Questions Will it...	Appraisal of Significant Changes (Stage D) - LP 30: Biodiversity and Geodiversity		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote a reduction in water consumption? (SA2)	N	Effects were not appraised at this stage for this decision aiding question	+	The policy has no relationship with this decision aiding question. However, the changes mean that it now has a potentially beneficial impact in terms of the higher level SA Objective 2 'Protect water resources (both quality and quantity)'
promote the conservation of species, the reversal of their decline, and	+	Increased requirement for measures to conserve and enhance biodiversity. Specific reference added for proposals	+	The changes to the requirements relating to achieving net gains for biodiversity are considered to add to the potentially beneficial impact

34 Natura 2000 sites: Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites

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Decision Aiding Questions Will it...	Appraisal of Significant Changes (Stage D) - LP 30: Biodiversity and Geodiversity		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
the enhancement of diversity? (SA5)		to prioritise measures which seek to reverse the decline of species.		previously assessed for this SA Objective
promote the protection of sites designated for their nature conservation value? (SA5)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
<b>Conclusions:</b>	The changes reflect the specific point identified previously concerning reversing the decline of species. Greater clarity is provided on the evidence required concerning potential impacts to facilitate more informed and consistent decision making.		The changes are considered to widen the relationship this policy has with the SA Objectives and introduce potentially beneficial impact in relation to SA Objective 2. Other changes are considered to add to the previously beneficial impacts identified in previous appraisals	

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## Trees, Woodland, Hedges and Hedgerows

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 31: Trees, Woodland, Hedges and Hedgerows</b></p>	<p><b>LP 33: Trees, Woodland, Hedges and Hedgerows</b></p>
<p>A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:</p>	<p>A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:</p>
<ul style="list-style-type: none"> <li>a. assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;</li> <li>b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.</li> </ul>	<ul style="list-style-type: none"> <li>a. assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;</li> <li>b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.</li> </ul>
<p>A proposal only will be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's <a href="#">A Tree Strategy for Huntingdonshire (2015)</a> or successor documents.</p>	<p>A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's <a href="#">A Tree Strategy for Huntingdonshire (2015)</a> or successor documents.</p>
<p>Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:</p>	<p>Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:</p>
<ul style="list-style-type: none"> <li>c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or</li> <li>d. there are sound arboricultural reasons to support the proposal.</li> </ul>	<ul style="list-style-type: none"> <li>c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or</li> <li>d. there are sound arboricultural reasons to support the proposal.</li> </ul>
<p>Where impacts remain the need for, and benefits of, the development in that location clearly outweigh the loss, threat or damage.</p>	<p>Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage.</p>
<p>Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.</p>	<p>Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.</p>
<p>A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.</p>	<p>A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.</p>

**Table 7.44 Appraisal of changes to policy LP33 Trees, woodland, hedges and hedgerows**

This policy has been changed by:

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<ul style="list-style-type: none"><li>• A number of minor changes have been made to aid clarity</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.	

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## Protection of Open Space

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 32: Protection of Open Space</b></p> <p>A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:</p> <ol style="list-style-type: none"> <li>a. the loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or</li> <li>b. where the loss involves outdoor sport or recreational space:               <ol style="list-style-type: none"> <li>i. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use that would clearly outweigh the proposed loss; or</li> <li>ii. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.</li> </ol> </li> </ol> <p>In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.</p> <p><b>Local Green Space</b></p> <p>A Local Green Space may be designated in a Neighbourhood Development Plan where it accords with the criteria in the NPPF (see paragraphs 76 to 78).</p> <p>A proposal for development on a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.</p>	<p><b>LP 34: Protection of Open Space</b></p> <p>A proposal that would lead to the whole or partial loss of an area of open space of public value will only be supported where there would be no significant adverse impact on the character of the surrounding area and:</p> <ol style="list-style-type: none"> <li>a. the loss is minimised where possible and compensatory measures are put in place that provide a net benefit to the community that is served by the space, which will be judged in terms of availability, accessibility, quality and quantity; or</li> <li>b. where the loss involves outdoor sport or recreational space:               <ol style="list-style-type: none"> <li>i. the proposal is for, or includes, development of the space for an alternative outdoor sport or recreational use of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development; or</li> <li>ii. the loss is justified by an assessment that demonstrates that the space is clearly surplus to the requirements of the current local population and the population of planned development that would be served by the space.</li> </ol> </li> </ol> <p>In order to ensure that compensatory measures provide net benefits to the community the proposal will be expected to include enhancement of any remaining open space in cases of partial loss, the enhancement of other existing spaces or new provision that would serve the same community as that being lost. New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need, as agreed with the Council.</p> <p><b>Local Green Space</b></p> <p>A Local Green Space may be designated in a Neighbourhood Development Plan where it accords with the criteria in the NPPF (see <a href="#">paragraphs 76 to 78</a>).</p> <p>A proposal for development on a designated Local Green Space will only be supported in very special circumstances, in line with the NPPF.</p>

**Table 7.45 Appraisal of changes to policy LP34 Protection of open space**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>● Requirements relating to proposals that affect outdoor sport or recreational space have been refined and added to</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>

These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.



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## Rural Buildings

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 33: Rural Buildings</b></p>	<p><b>LP 35: Rural Buildings</b></p>
<p>A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will only be supported where it can be demonstrated that:</p>	<p>A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:</p>
<p>a. the building is;</p> <ul style="list-style-type: none"> <li>i. redundant or disused;</li> <li>ii. no longer economically capable of being used for the last or a permitted use;</li> <li>iii. of permanent and substantial construction;</li> <li>iv. not in such a state of dereliction or disrepair that significant reconstruction would be required; and</li> <li>v. structurally capable of being converted for the proposed use; and</li> </ul> <p>b. the proposal:</p> <ul style="list-style-type: none"> <li>i. would lead to an enhancement of the immediate setting; and</li> <li>ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.</li> </ul>	<p>a. the building is:</p> <ul style="list-style-type: none"> <li>i. redundant or disused;</li> <li>ii. of permanent and substantial construction;</li> <li>iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and</li> <li>iv. structurally capable of being converted for the proposed use; and</li> </ul> <p>b. the proposal:</p> <ul style="list-style-type: none"> <li>i. would lead to an enhancement of the immediate setting; and</li> <li>ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.</li> </ul>
<p>A proposal for the replacement of a building in the countryside will only be supported where criteria a, i to iv above are fulfilled and:</p>	<p>A proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.</p>
<p>c. the existing building;</p> <ul style="list-style-type: none"> <li>i. is not capable of being converted to the proposed use; and</li> <li>ii. detracts substantially from the immediate surroundings or the wider landscape; and</li> </ul> <p>d. the proposal;</p> <ul style="list-style-type: none"> <li>i. would lead to a clear and substantial enhancement of the immediate setting; and</li> <li>ii. is limited to the same floorspace as the existing building.</li> </ul>	<p>The position of the replacement buildings within the site should be considered comprehensively so that it is located where it would have the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.</p>
<p>Replacement buildings should be in the same position as the building being replaced unless relocation would help mitigate adverse impacts, in which case relocation must be considered comprehensively so that the new location has the least possible adverse impact on the immediate surroundings, the wider landscape and the amenity of the users of existing buildings nearby.</p>	

**Table 7.46 Appraisal of changes to policy LP35 Rural buildings**

This policy has been changed by:

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<ul style="list-style-type: none"> <li>Requirements relating to the building that is proposed to be reused have been clarified with the deletion of the requirement to no longer be economically capable of being used for the last or a permitted use</li> <li>Requirements relating to redevelopment of rural buildings have been simplified and clarified in order to focus on ensuring a clear and substantial enhancement of the immediate setting is secured</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>Yes</b>
These changes are considered to be significant because they are likely to affect the appraisal of the policy in relation to a number of SA Objectives.	

**Table 7.47 SA Appraisal of changes to policy LP 35: Rural Buildings**

Decision Aiding Questions Will it...	Previous appraisal - LP 33: Rural Buildings		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
enable the use of land that has previously been developed in preference to land that has not been developed? (SA1)	+	The changes enhance the focus of the policy onto reuse or redevelopment of existing buildings.	+	The changes are considered to add to the potentially beneficial impact appraised for this SA Objective as it should be easier for previously
promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades? (SA1)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	~	The changes do not affect the appraisal in relation to this SA Objective	~	The changes do not affect the appraisal in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	The changes restrict development to previously developed locations minimising further impact	~	The changes do not affect the appraisal in relation to this SA Objective
promote access to employment? (SA18)	N	Effects were not appraised at this stage for this decision aiding question	+	The policy is considered to have a relationship with this SA Objective, although not previously appraised. The policy is considered to have a potentially beneficial effect as it should provide opportunities for economic development in rural areas.
support economic activity in sectors targeted for growth or in the rural economy? (SA19)	N	Effects were not appraised at this stage for this decision aiding question	+	The policy is considered to have a relationship with this SA Objective, although not previously appraised. The policy is considered to have a potentially beneficial effect as it should provide opportunities for economic development in rural areas.
<b>Conclusions:</b>	The scope of the policy has changed fundamentally such that its relevance to many of the sustainability objectives has been eliminated.		The policy with changes is considered to have a potentially beneficial effect in relation to SA Objectives 1, 18 and 19. The changes do not change the appraisal in relation to the uncertain effects for SA Objectives 1, 6 and 10.	

### Heritage Assets and their Settings

#### Policy as previously appraised

##### LP 35: Heritage Assets and their Settings

Considerable weight and importance is given to the avoidance of harm to the significance of heritage assets and their settings. The statutory presumption against the avoidance of harm can only be outweighed if there are material considerations that are powerful enough to do so.

A proposal will be required to demonstrate that the potential for adverse impacts on the historic environment have been investigated. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

- a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;
- b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;
- c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;
- d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and
- e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

##### Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;
- g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;
- h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;

#### Policy appraised for significant changes

##### LP 36: Heritage Assets and their Settings

Great weight and importance is given to the conservation of heritage assets and their settings. The statutory presumption of the avoidance of harm can only be outweighed if there are public benefits that are powerful enough to do so.

A proposal will be required to demonstrate the potential for adverse impacts on the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible a heritage statement will be required, in a manner proportionate to the asset's significance, that:

- a. assesses all heritage assets and their settings that would be affected by the proposal, describing and assessing the significance of each asset and its setting to determine its architectural, historical or archaeological interest;
- b. sets out how the details of the proposal have been decided upon such that all adverse impacts are avoided as far as possible, or if unavoidable how they will be minimised as far as possible;
- c. details how, following avoidance and minimisation, the proposal would impact on the significance and special character of each asset;
- d. provides clear justification for the proposal, especially if it would harm the significance of an asset or its setting, so that the harm can be weighed against public benefits; and
- e. identifies ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.

##### Conversion, Alteration or Other Works to a Heritage Asset

Additionally, where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:

- f. protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;
- g. does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;
- h. respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;

Policy as previously appraised	Policy appraised for significant changes
<ul style="list-style-type: none"> <li>i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and</li> <li>j. contributes to securing the long term maintenance and management of the heritage asset.</li> </ul>	<ul style="list-style-type: none"> <li>i. will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and</li> <li>j. contributes to securing the long term maintenance and management of the heritage asset.</li> </ul>
<p>A proposal which would lead to substantial harm to or the total loss of the significance of a designated heritage asset will require an independent feasibility study to assess the potential for retention and reuse of the asset. A proposal will only be supported where the study demonstrates that retention and reuse are not achievable or substantial public benefits outweigh the harm caused by the loss of the heritage asset. Where total loss is determined to be justified comprehensive recording, analysis of the results and publication, following an agreed programme will be required.</p>	<p>The Council will consider the significance of a designated heritage asset and where there is less than substantial harm, this will be weighed against the public benefits of the proposal. Where there is deemed to be substantial harm, then the proposal would need to achieve substantial public benefits to outweigh that harm.</p>
<p><b>Conservation Areas</b></p>	<p><b>Conservation Areas</b></p>
<p>A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:</p>	<p>A proposal within, affecting the setting of, or affecting views into or out of, a conservation area should preserve, and wherever possible enhance, features that contribute positively to the area's character, appearance and setting as set out in character statements or other applicable documents. A proposal should:</p>
<ul style="list-style-type: none"> <li>k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;</li> <li>l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and</li> <li>m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.</li> </ul>	<ul style="list-style-type: none"> <li>k. minimise negative impact on the townscape, roofscape, skyline and landscape through retention of buildings/ groups of buildings, existing street patterns, historic building lines and land form;</li> <li>l. retain and reinforce local distinctiveness with reference to height, scale, massing, form, materials and plot widths of the existing built environment; as well as retaining architectural details that contribute to the character and appearance of the conservation area; and</li> <li>m. where relevant and practical, remove features that are incompatible with or detract significantly from the conservation area.</li> </ul>
<p><b>Archaeology</b></p>	<p><b>Archaeology</b></p>
<p>If initial assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake field evaluation in advance of determination of the application.</p>	<p>If initial assessment does not provide sufficient information to enable consideration of the impact of the proposal on the significance of archaeological remains, developers will be required to undertake field evaluation in advance of determination of the application.</p>
<p>Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.</p>	<p>Where possible and appropriate the preservation of archaeological remains in-situ should be ensured. Where this is either not possible or not desirable, as agreed with the Council, provision must be made for comprehensive recording, analysis of the results and publication. There will also be a requirement for preservation and where practical enhancement.</p>

**Table 7.48 Appraisal of changes to policy LP36 Heritage assets and their settings**

This policy has been changed by:

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<ul style="list-style-type: none"><li>• Clarification of the weight given to the conservation of heritage assets and the presumption of the avoidance of harm</li><li>• Clarification of the consideration of the significance of an affected heritage asset in terms of the weighing up of harm and public benefit</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.	

### Renewable and Low Carbon Energy

#### Policy as previously appraised

##### LP 36: Renewable and Low Carbon Energy

A proposal for wind energy development of a scale that would require planning permission will not be supported.

A proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable.

When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal.

When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of sustaining and enhancing the significance of such assets.

When identifying and considering landscape impacts regard will be had to the [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) or successor documents.

Having identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on the significance of heritage assets will be considered at this point, for all other impacts alternative enhancement and/ or compensatory measures should be assessed and included in order to make the impact acceptable. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.

#### Policy appraised for significant changes

##### LP 37: Renewable and Low Carbon Energy

A proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable.

A proposal for wind energy development will only be supported where:

- a. it lies within the area identified as suitable for wind energy development, being the whole of the district with the exception of the Great Fen and its Landscape and Visual Setting, or within an area defined in an adopted neighbourhood plan; and
- b. following consultation, as set out in the [Wind Turbine Development guidance note](#), the Council is satisfied that all potential adverse planning impacts, including cumulative impacts and those identified by affected local communities, have been fully addressed.

When identifying and considering the acceptability of potential adverse planning impacts their significance and level of harm will be weighed against the public benefits of the proposal.

When identifying and considering impacts on heritage assets and/ or their settings special regard will be had to the desirability of protecting and enhancing the significance of such assets.

When identifying and considering landscape and visual impacts regard will be had to the [Wind Energy in Huntingdonshire SPD \(2014\)](#) and the [Huntingdonshire Landscape and Townscape Assessment SPD \(2007\)](#) or successor documents.

Having identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact. The acceptability of impacts on the significance of heritage assets will be considered at this point. For all other impacts alternative enhancement and/ or compensatory measures should be assessed and included in order to make the impact acceptable. All reasonable efforts to avoid, minimise and, where appropriate, compensate will be essential for significant adverse impacts to be considered fully addressed. Sufficient evidence will need to have been provided to demonstrate that adverse impacts on designated sites can be adequately mitigated. Where relevant this will include sufficient information to inform a Habitats Regulations Assessment.

A proposal for an extension of time to the permitted period for time limited planning permissions for a renewable or low carbon energy generation installation will be required to demonstrate that the measures to address adverse planning impacts remain effective and adhere to prevailing standards.

Provision will be made for the removal of apparatus and reinstatement of the site to an acceptable condition, should the scheme become redundant or at the end of the permitted period for time limited planning permissions.



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**Table 7.49 Appraisal of changes to policy LP37 Renewable and low carbon energy**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• The identification of an area considered potentially suitable for wind turbine developments</li> <li>• More detailed specification of consultation requirements relating to wind turbine proposals</li> <li>• Adding a requirement for reference to be had to the Wind Energy in Huntingdonshire SPD</li> <li>• Adding requirements relating to the extension of time for time limited permissions.</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>Yes</b></p>
<p>These changes are considered to be significant because they are likely to affect the appraisal of the policy in relation to a number of SA Objectives.</p>	

**Table 7.50 SA Appraisal of significant changes to policy LP 37: Renewable and Low Carbon Energy**

Decision Aiding Questions Will it...	Previous appraisal - LP 36: Renewable and Low Carbon Energy		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types? (SA6)	+	The changes significantly reduce the area within which wind turbines may be permitted reducing impact on all landscape types. The changes for other forms of renewable and low carbon energy do not affect the appraisal in relation to this SA objective.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes? (SA6)	+	The changes significantly reduce the area within which wind turbines may be permitted reducing impact. The policy now seeks alternative enhancement or compensatory work to mitigate any residual adverse impact of other forms of renewable and low carbon energy.	+	The changes do not affect the appraisal in relation to this SA Objective
promote development which preserves and enhances the district's heritage? (SA7)	+	The changes have enhanced this through specific requirements relating to heritage assets and their settings	+	The changes do not affect the appraisal in relation to this SA Objective
lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks? (SA8)	+	The changes do not affect the appraisal in relation to this SA Objective	+	The changes do not affect the appraisal in relation to this SA Objective
promote actions to tackle climate change both through adaptation and mitigation? (SA8)	-	The changes effectively prevent all but the smallest wind energy development from contribute to this SA Objective; other forms remain unchanged.	+	By identifying an area that is potentially suitable for wind energy developments the policy is considered to have a potentially beneficial impact in relation to this SA Objective
promote the retention of the quiet rural character of the district? (SA10)	~	The changes do not affect the appraisal in relation to this SA Objective. Policy does however state that apparatus and a reinstatement of the site to an acceptable condition will take place when the scheme is mad redundant.	~	The changes do not affect the appraisal in relation to this SA Objective



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Decision Aiding Questions Will it...	Previous appraisal - LP 36: Renewable and Low Carbon Energy		Appraisal of significant changes	
	Effects	Commentary	Effects	Commentary
<b>Conclusions:</b>	Substantial changes have arisen in response to the Written Ministerial Statement relating to wind turbine development. Evidence shows that in Huntingdonshire wind energy is one of renewable energy sources with the most potential and so to effectively prevent such development is considered to have a significant negative impact for SA Objective 8. Other forms of renewable and low carbon energy generation may still make a positive contribution.		The changes do not change the appraisal of this policy in relation to any of the SA Objectives with the exception of SA8, where the change is considered to bring about potentially beneficial impacts.	

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### Air Quality

#### Policy as previously appraised

##### LP 37: Air Quality

A proposal will need to be accompanied by an Air Quality Assessment where:

- a. it is for large scale major development;
- b. it would potentially conflict with an Air Quality Action Plan;
- c. any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a Clean Air Zone (CAZ);
- d. a significant proportion of traffic generated would go through an AQMA or a CAZ; or
- e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds  $35\mu\text{g}/\text{m}^3$ .

An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

- f. the existing state of air quality surrounding the site;
- g. how the proposal could affect air quality during construction and operational phases;
- h. the extent to which people could be exposed to poor air quality; and
- i. how biodiversity could be affected by changes in air quality as a result of the proposal.

A proposal will need to be accompanied by a low emissions strategy where the air quality assessment shows that the proposal would:

- j. have a significant adverse effect on air quality;
- k. have an adverse effect on the air quality factors that led to the affected AQMA being designated;
- l. cause a significant increase in the number of people that would be exposed to poor air quality; or
- m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality.

The low emissions strategy will include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA/ CAZ, prioritising actions identified in relevant Air Quality Action Plans.

In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

#### Policy appraised for significant changes

##### LP 38: Air Quality

A proposal will need to be accompanied by an Air Quality Assessment where:

- a. it is for large scale major development, defined in the Glossary;
- b. it would potentially conflict with an Air Quality Action Plan;
- c. any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a Clean Air Zone (CAZ);
- d. a significant proportion of traffic generated would go through an AQMA or a CAZ; or
- e. any part of the site is located within 100m of a monitoring site where the annual mean level of nitrogen dioxide exceeds  $35\mu\text{g}/\text{m}^3$ .

An Air Quality Assessment should be proportionate to the nature and scale of the proposal and the level of concern about air quality, but should assess:

- f. the existing state of air quality surrounding the site;
- g. how the proposal could affect air quality during construction and operational phases;
- h. the extent to which people could be exposed to poor air quality; and
- i. how biodiversity could be affected by changes in air quality as a result of the proposal.

A proposal will need to be accompanied by a low emissions strategy where the air quality assessment shows that the proposal would:

- j. have a significant adverse effect on air quality;
- k. have an adverse effect on the air quality factors that led to the affected AQMA being designated;
- l. cause a significant increase in the number of people that would be exposed to poor air quality; or
- m. lead to a designated nature conservation site or protected species that is sensitive to poor air quality being adversely affected by changes in air quality.

The low emissions strategy will include measures that mitigate the impacts of the proposed development by contributing to the improvement of air quality and/ or the reduction of emissions relating to the designation of the affected AQMA/ CAZ, prioritising actions identified in relevant Air Quality Action Plans/ CAZ action plans or equivalent documents.

In other circumstances, where identified as necessary based on a transport assessment/ statement, measures to reduce air pollution arising from traffic and traffic congestion may also be required.

**Table 7.51 Appraisal of changes to policy LP38 Air quality**

This policy has been changed by: <ul style="list-style-type: none"><li>• Identification of the fact that large scale major development is defined in the glossary</li><li>• Low emissions strategies to take account of equivalent documents to Air Quality Action Plans/ Clean Air Zone action plans</li></ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.	

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## Ground Contamination and Groundwater Pollution

### Policy as previously appraised

#### LP 38: Ground Contamination and Groundwater Pollution

Where ground contamination of a site and/ or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated.

Where investigation shows that development could result in an unacceptable risk a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light. If the risk assessment shows that risks are not acceptable then more detailed investigation will be required including how remediation and/ or amendments to the proposal can make the risks acceptable.

Only where these further investigations show that the risk can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

Where remediation is necessary a strategy for its implementation and, where appropriate, maintenance will need to be agreed, that demonstrates that:

- a. the site is safe for development;
- b. there would be no adverse health impacts to future/ surrounding occupiers; and
- c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.

#### Protection of Groundwater

A proposal within a Source Protection Zone (SPZ) 1 or 50m of a private potable groundwater source that includes any of the following development types will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the Environment Agency's Groundwater Protection Policy, or successor documents.

A proposal within a SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and

### Policy appraised for significant changes

#### LP 39: Ground Contamination and Groundwater Pollution

Where ground contamination of a site and/ or adjacent land is possible, due to factors including but not limited to existing or previous uses, the risks of ground contamination, including ground water and ground gases, will need to be investigated.

Where investigation shows that development could result in an unacceptable risk or a controlled waters receptor (principal or secondary aquifer) exists a risk assessment will be required. If the risk assessment shows that the risk is acceptable the proposal will be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

If the risk assessment shows that risks will not be acceptable, then a more detailed investigation or remediation will be required. Only where the more detailed investigation or remediation scheme shows that the risks can be made acceptable will the proposal be supported, subject to appropriate arrangements being put in place to ensure that work stops if unexpected contamination comes to light.

Where remediation is necessary a strategy or scheme for its implementation and, where appropriate, maintenance will need to be agreed, that demonstrates that:

- a. the site is safe for development;
- b. there would be no adverse health impacts to future/ surrounding occupiers; and
- c. there will be no deterioration of, or minimal impact on, the environment as a result of contamination.

Upon completion of the agreed remediation strategy/scheme a Verification Report will need to be submitted to demonstrate compliance with the scheme.

#### Protection of Groundwater

A proposal within a Source Protection Zone (SPZ) 1 or 50m of a private potable groundwater source that includes any of the following development types will only be supported where adequate safeguards against possible contamination can be agreed, implemented and maintained:

- septic tanks, waste water treatment works, chemicals storage tanks or underground storage tanks;
- sustainable drainage systems with ground infiltration;
- oil pipelines;
- storm water overflows and below ground attenuation tanks;
- activities that involve the disposal of liquid waste to land;
- cemeteries and graveyards; or
- other types of development identified in the [Environment Agency's Groundwater Protection guides](#), or successor documents.

Policy as previously appraised	Policy appraised for significant changes
<p>storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained.</p> <p>A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.</p>	<p>A proposal within a SPZ 2 or 3 or on a principal or secondary aquifer will be considered on a risk based approach with the exception of development involving sewerage, trade and storm effluent to ground or deep soakaways, which will only be supported where it can be demonstrated that these are necessary, are the only option available and adequate safeguards against possible contamination of groundwater can be agreed, implemented and maintained.</p> <p>A proposal in any SPZ will be expected to provide full details of the proposed construction of new buildings and construction techniques, including foundation design.</p>

**Table 7.52 Appraisal of changes to policy LP39 Ground contamination and groundwater pollution**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Addition of a controlled waters receptor (principal or secondary aquifer) triggering a contamination risk assessment</li> <li>• Clarification of how a risk assessment will be used in consideration of a proposal</li> <li>• Addition of a requirement for a verification report if a remediation strategy/ scheme is required</li> </ul>	
<b>Are these changes considered to be significant?</b>	<b>No</b>
<p>These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.</p>	

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## Water Related Development

Policy as previously appraised	Policy appraised for significant changes
<p><b>LP 39: Water Related Development</b></p> <p>A proposal for water related development will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a. it will not overload the capacity of the watercourse or water body;</li> <li>b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;</li> <li>c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;</li> <li>d. the use of any publicly accessible paths or other forms of access to the water body will not be compromised or impeded;</li> <li>e. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's Anglian river basin district River Basin Management Plan and the Water Framework Directive;</li> <li>f. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced;</li> <li>g. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk</li> <li>h. it will contribute to the re-naturalisation of the water body; and</li> <li>i. there is adequate demand to justify the creation of new berths or moorings where they are proposed.</li> </ul> <p><b>Residential Moorings</b></p> <p>A proposal for a berth or mooring for permanent sole or main residential use will be supported where:</p> <ul style="list-style-type: none"> <li>j. the boat will be moored to the bank of a watercourse or water body where that bank is within a built-up area; or</li> <li>k. the proposal is for a berth in a marina, where the marina is within or immediately adjacent to a built-up area and the use would not lead to a change in the character of the marina away from a tourist/ leisure facility.</li> </ul>	<p><b>LP 40: Water Related Development</b></p> <p>A proposal for water related development will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a. it will not overload the environmental, navigational or flood conveyance capacity of the watercourse or water body;</li> <li>b. adequate servicing is provided, including water supply, electricity, and disposal facilities for sewage and waste;</li> <li>c. it will not impede the use of leisure moorings or berths or navigation or lead to hazardous boat movements;</li> <li>d. the use of any publicly accessible paths or other forms of access to the water body will not be compromised or impeded;</li> <li>e. measures will be incorporated to maintain or enhance water quality and quantity and river morphology, with reference to the Environment Agency's <a href="#">Anglian river basin district River Basin Management Plan</a> and the Water Framework Directive;</li> <li>f. biodiversity of the water, its margins and nearby nature conservation sites will be maintained or enhanced;</li> <li>g. it will not lead to any adverse impact on flood risk or flood defences or displacement of flood risk</li> <li>h. it will contribute to the re-naturalisation of the water body; and</li> <li>i. there is adequate demand to justify the creation of new berths or moorings where they are proposed.</li> </ul> <p><b>Residential Moorings</b></p> <p>In addition to applicable criteria above a proposal for a berth or mooring for permanent sole or main residential use will be supported where:</p> <ul style="list-style-type: none"> <li>j. the boat will be moored to the bank of a watercourse or water body where that bank is within a built-up area; or</li> <li>k. the proposal is for a berth in a marina, where the marina is within or immediately adjacent to a built-up area and the use would not lead to a change in the character of the marina away from a tourist/ leisure facility.</li> </ul>

**Table 7.53 Appraisal of changes to policy LP40 Water related development**

<p>This policy has been changed by:</p> <ul style="list-style-type: none"> <li>• Specification that it is the environmental, navigational or flood conveyance capacity of the watercourse or water body that the proposal should not overload</li> <li>• Clarification that requirements relating to residential moorings are in addition to applicable requirements from the policy as a whole</li> </ul>	
<p><b>Are these changes considered to be significant?</b></p>	<p><b>No</b></p>
<p>These changes are not considered to be significant because they are unlikely to affect the appraisal of the policy in relation to any SA Objective.</p>	

### Sites

- 7.55** In the period since the Draft Final Sustainability Appraisal Report was published the Council has produced two versions of the Housing and Economic Land Availability Assessment (HELAA):
1. The [Housing and Economic Land Availability Assessment: 2017 \(HELAA July 2017\)](#): This version was produced to accompany the draft local plan that was consulted upon during July and August 2017. It contained:
    - i. reviewed and updated site assessments for all sites that had been assessed in previous versions of the Environmental Capacity Study/ HELAA, with the exception of those that have planning permission where development has started, unless development would take place over a number of phases; and
    - ii. new site assessments for sites received during or following the [Housing and Economic Land Availability Assessment: Additional sites 2016 consultation](#), that took place during September to November 2016
  2. The [Housing & Economic Land Availability Assessment: October 2017](#), which assessed new sites received through the 'Call for Sites' which accompanied the consultation on draft local plan during July and August 2017.
- 7.56** The following sections set out the sustainability appraisals from the site assessments in these HELAA documents for sites that the Council has decided to add to the local plan as draft allocations. While other new sites were assessed in each of these documents only those that will go into the plan as draft allocations are included here, this reflects the fact that they are 'significant changes'.

### Housing and Economic Land Availability Assessment 2017 (July 2017)

- 7.57** As identified above the Council produced a revised and updated version of the Housing and Economic Land Availability Assessment to accompany the consultation on the Local Plan from 3 July to 25 August 2017. Please refer to the [consultation portal](#) for full details.
- 7.58** As well as completing a full review of site assessments the Housing and Economic Land Availability Assessment 2017 contained site assessments for new sites that had been submitted during the [Housing and Economic Land Availability Assessment: Additional Sites Consultation 2016](#) consultation during October and November 2016 and in the period from then until May 2017.
- 7.59** The following sections set out the sustainability appraisals from the significantly revised and new site assessments from Housing and Economic Land Availability Assessment 2017.

**Please note that these site assessments are copies of the site assessments from the document as published in July 2017 and as such do not include any amendments that may have been made since then.**



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### George Street, Huntingdon

The site is approximately 3.0ha and is located to the north of George Street in Huntingdon. It is part of a mixed use allocation made in the Huntingdon West Area Action Plan adopted by the Council in 2011. It has a direct frontage onto the new Edison Bell Way link road. The site adjoins a mix of uses including residential development to the north east and the south. The land is mostly covered by hard standing with several previous buildings having been cleared.

#### Sustainability Appraisal

SA Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	+	The land is previously developed, is urban land and is considered suitable for higher densities.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	+	
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22 limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available to ensure there would be no adverse impacts.
3. Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The whole site is in flood zone 1 and therefore at the lowest risk of flooding. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to suspected contamination.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	+	Site is located within 300m of natural green space towards the Stukeley Meadows estate. Links with green infrastructure are unlikely.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	No nature designation sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+	

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SA Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	+	Potential positive effect on surrounding townscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	Small parts of the land are within the conservation area and there are several listed buildings nearby. Development has potential positive effect on setting of heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of development is unlikely to be large enough to support any decentralised energy.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	-	Part of the land is within the Huntingdon Air Quality Management Area.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Careful design should minimise any potential impacts.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside areas of search. All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
	Will development reduce waste production and increase reuse, recycling and composting?	~	
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	There are areas of open space and outdoor sports facilities nearby.
	Is the site within 800m of an outdoor sports facility?	+	
13. Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are various facilities in the vicinity.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Proposals include housing.
15. Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Scale of housing proposed would trigger affordable housing contributions.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Redevelopment would remove a large empty derelict site that currently has a negative impact on safety
17. Improve the quality, range and accessibility of social and	Is the site within 400m of a food shop?	+	Within 400m of a food shop. There is a GP within 1km.

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SA Objective	Decision aiding question	Impact	Commentary
community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 1km of a GP surgery/ health centre?	+	
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close to Huntingdon town centre.
19. Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Direct jobs are not expected within the site.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The land is not within 600m of a primary school.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. There are no known transport infrastructure constraints. A mix of uses is proposed.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	
<p><b>Summary of SA:</b> The land is previously developed and is situated in close proximity to a wide range of service, facilities and job opportunities. The main limiting factors are the adjacent air quality management area and the limited opportunities to link with green infrastructure.</p>			
<p><b>Constraints analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network, and that any adverse off-site transport impacts can be adequately mitigated. Particular consideration should be given to how development at this site can help integrate the town centre and railway station by providing pedestrian and cycle links through the site.</p> <p>Small parts of the land are within the conservation area and there are several listed buildings nearby. In addition, the site forms a gateway into central Huntingdon when arriving from the train station. Impact on heritage assets and the local townscape therefore form development constraints. The design of any development proposal and its landscaping scheme should demonstrate how it will have a positive effect on the setting of these heritage assets, and on the surrounding townscape in general.</p> <p>Part of the land is within the Huntingdon AQMA. A proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.</p> <p>The site's previous use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.</p> <p>Infiltration SuDS may not be possible due to suspected contamination. A flood risk assessment and detailed surface water drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>The potential type and scale of development at this site, and its proximity to residential properties, create the potential to cause light and noise that could affect neighbours. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.</p>			

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SA Objective	Decision aiding question	Impact	Commentary
<p>Huntingdon WWTW has consented headroom until approx. 2021/22. The Detailed WCS recommends that after 2021/22, limiting development, site specific investigation and/or other interim solutions may be necessary until additional headroom is available, to ensure there would be no adverse impacts. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that any waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.</p>			

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### South of Gidding Road, Sawtry

The approximately 10.8ha site is located in Broad Location D: Southwest of Sawtry, and is currently being used for agricultural purposes. The site is visible in the landscape, particularly from the southern and western approaches across open countryside. The land falls steadily to the south before rising steeply toward the ridgeline to the west, and High Holborn Hill to the south. Adjacent to the site, to the east, housing is under construction.

#### Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	Greenfield land. More than half is grade 3 agricultural land. A mix of densities are likely to be appropriate
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The land lies in flood zone 1 and is outside all climate change allowance zones. Infiltration SuDS may not be possible due to geology.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	Not within 300m of accessible natural green space of 2ha or more. Due to the location there are likely to be limited opportunities to link with strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	Falls within 1km of SSSI (Aversely Wood) Potential for protected species to be present as great crested newts, grass snakes and other protected species are known to be present on adjacent land.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The land is not openly visible from Gidding Road as it is largely screened by roadside vegetation. However it is visible from High Holborn Hill to the south although there is no public viewpoint from which it can be seen. It is also visible from countryside to the west. There are no landmarks or focal points on the land, however the Old Mill (to the north east) is visible from a large part of the site.

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Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	There are no known heritage assets on the site or in close proximity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The potential for decentralised energy is likely to be limited but should be investigated.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Parts of the land are prominent and landscaping would be required to ensure that light and visual pollution are limited.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Outside of areas of search for waste purposes.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space at St Judith's Lane Recreation Ground. Open space potentially to be created as part of development. Leisure Centre sports pitches within 800m.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Within 800m of village pubs, halls, youth centre, Community College etc.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	Residential development is proposed.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	The scale of any development would mean that new affordable housing would be provided.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to affect safety.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Within walking/ cycling distance of most services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Proximity to industrial estates and some small businesses in village centre.

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Objective	Decision aiding question	Impact	Commentary
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	It is anticipated that the land would be developed predominantly for housing. Jobs would be limited to home working.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Within 600m of a primary school.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops nearby. There are no known major transport constraints. Amix of uses is not envisaged.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	-	

**Summary of SA:** This is greenfield land, but is in reasonable proximity to some services, small-scale employment and open space. There are views in and out to the south and west and any development would potentially impact negatively on the surrounding countryside.

### Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant for applications for detailed permission or should the original lapse.

Parts of the land are prominent, especially from High Holborn Hill to the south and countryside to the west; landscape impacts are therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will ensure that landscape impacts and light and visual pollution are mitigated and minimised, including by retaining the well established trees and hedgerows surrounding the site.

This site was not assessed in the Detailed WCS, but assessments of nearby sites identify that improvements to the water supply network may be needed. A pre-planning enquiry with Anglian Water Services will be required to confirm that sufficient network capacity can be provided to accommodate development proposals at this site. In addition, a pre-planning enquiry with Anglian Water Services will be required to confirm that the foul sewerage network has capacity to accommodate development proposals at this site, taking into account other growth in the catchment.

There is potential for protected species to be present on site as great crested newts, grass snakes and other protected species are known to be present on adjacent land. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Gidding Road, and that any adverse off-site transport impacts can be adequately mitigated.

Due to the geology of the site it is unlikely that the site will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required, to be produced in agreement with relevant bodies.



### Extension to West of Station Road, Warboys

The site is approximately 3.6ha and is located west of Station Road in Broad Location A: North of Warboys between B1040 and Station Road. The land is currently used for arable farming. To the north, the site adjoins residential development, and to the east construction of residential development is underway. To the south are two small fields beyond which lies the southern part of Warboys; to the west is a very large area of open farmland with long distance views across it.

#### Sustainability Appraisal

Objective	Decision aiding question	Impact	Commentary
1 Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.	Is more than half the site PDL?	-	The land is greenfield and predominantly classed as grade 2. Higher density development would not be appropriate due to the rural, edge of village and countryside location.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	-	
	Is the site in an area where higher density development is appropriate?	~	
2 Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available. Water supply availability is unlikely to be adversely affected.
3 Manage and minimise flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2 or flood zone 3a (with climate change allowance)?	+	The land lies within flood zone 1 and is therefore at the lowest risk of flooding and does not lie within a rapid inundation zone. Infiltration SuDS may not be possible due to geology.
	Is less than half the site located in the rapid inundation zone?	+	
	Can the site incorporate SuDS?	~	
4 Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha?	-	There are no areas of accessible natural green space of 2ha or over within 300m. It is unlikely that the land could be linked into existing areas of strategic green infrastructure.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	-	
5 Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no nature sites within the set distances. Great Crested Newts known to exist on the neighbouring site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	-	
6 Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	Development would be highly visible in the wider landscape given long distance open views. The land forms part of an important wedge of open countryside contributing to the rural character of Warboys.

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Objective	Decision aiding question	Impact	Commentary
7 Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	No heritage assets in the immediate vicinity.
8 Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Opportunities for decentralised energy are thought to be limited.
9 Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby.
10 Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	-	The scale of the development would give rise to noise and light pollution.
11 Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Nearest area is on Warboys Airfield Industrial Estate.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12 Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space?	+	Within 500m of open space. Within 800m of an outdoor sports facility.
	Is the site within 800m of an outdoor sports facility?	+	
13 Promote accessibility of cultural and social activities?	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There are limited facilities nearby.
14 Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The land could provide a significant increase in residential accommodation.
15 Redress inequalities related to accessibility to housing provision	Will development address a particular housing equality issue?	+	Considerable amount of social housing could be provided due to scale of proposed development.
16 Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development won't add to the safety of the area.
17 Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Within walking/ cycling distance of village services and facilities. Scale could result in excess strain on service provision.
	Is the site within 1km of a GP surgery/ health centre?	~	
18 Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	~	The Warboys Industrial Estate is just over 2km to the south

Objective	Decision aiding question	Impact	Commentary
19 Improve the efficiency, competitiveness, vitality and viability of the local economy, including the rural economy and tourism and also of town centres and retail facilities	Will the site provide opportunities for investment to create additional jobs?	-	Limited to opportunities to work from home.
20 Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Site is not within the threshold distance.
21 Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport)	Is the site within 400m of a bus stop?	+	There are bus stops nearby. The site is free of known major transport infrastructure constraints.
	Is the site free of known major transport infrastructure constraints?	~	
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+	

**Summary of SA:** This land is greenfield agricultural land and is not subject to flooding constraints. There are no nature conservation areas in the immediate vicinity but potential exists for protected species within the site. It is reasonably well related to existing services.

### Constraints analysis

As noted in the Availability section below, a proposal for development at this site has been granted outline planning permission. While the existing application and permission process already address, or will address, the following development constraints and required responses, the constraints are relevant to any development proposals for this site, and would be particularly relevant should permission lapse and a new proposal be submitted.

Landscape impacts form a significant development constraint on this site: the land forms part of an important wedge of open countryside contributing to the rural character of Warboys; and the lack of significant landscaping enhances the site's prominence as it is very open to view, particularly in long distance views from the west. A landscape management plan will therefore be required as part of any potential development proposals. The landscape management plan and the design of any development proposal should demonstrate how it will reflect the rural character of its location and minimise the impact on neighbouring residential properties and the surrounding open countryside, including in particular: providing lower density development appropriate to the rural edge of village and countryside location; and incorporating a significant area of open space with play facilities to provide a soft western edge to the development.

The scale of the development and location of the site would give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

Oldhurst WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the WFD will not be compromised.

Due to the geology of the site it is unlikely that it will be conducive to the use of soakaways or infiltration devices. A flood risk assessment and drainage strategy will therefore be required to address this issue, to be produced in agreement with relevant bodies.

Great Crested Newts are known to exist on the adjacent West of Station Road site and a newt mitigation strategy will be required. Due to the presence of trees and hedgerows, other protected species may also exist on site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

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Objective	Decision aiding question	Impact	Commentary
<p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Station Road via the West of Station Road site, and that any adverse off-site transport impacts can be adequately mitigated. Development should include provision of a network of cycleways and footpaths which facilitate integration between the Station Road area and the main part of Warboys village to promote sustainable transport modes.</p>			

## Housing & Economic Land Availability Assessment: October 2017

- 7.64** The Housing and Economic Land Availability Assessment (HELAA) October 2017 forms a supplement to the Housing and Economic Land Assessment published in July, see 'Housing and Economic Land Availability Assessment 2017 (July 2017)' above. Its purpose is to review the new sites which were submitted during the [Call for Sites to accompany the Huntingdonshire Local Plan to 2036: Consultation Draft 2017](#). Please refer to the [consultation portal](#) for full details
- 7.65** The following sections set out the sustainability appraisals for the sites that have been assessed as being potentially suitable for development and have been selected to go into the Local Plan as development allocations.

**Please note that these site assessments are copies of the site assessments from the document as published in October 2017 and as such do not include any amendments that may have been made since then.**

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## Sites in Spatial Planning Areas

### North of St James Road to North of High Street, (Little Paxton) St Neots (220)

**Context:** This greenfield site is situated to the north of St James Road on the northern edge of Little Paxton. From north of St James Road, the site extends eastwards to the north of Lakefield Avenue and beyond to the High Street. Much of the site falls within a County Wildlife Site, with the site hosting a number of mature trees. To the south of the site is residential development and a recreation ground whilst to the north is Paxton Pits.

**Size (Ha):** 4.7

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed land.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is Grade 3 or lower.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	St Neots WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(35)</sup> ?	+	Paxton Pits Country Park lies to the north of the site.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	+	Opportunity to link into the Paxton Pits Country Park lying to the north of the site.

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	Part of the site is a County Wildlife Site and there is a SSSI immediately to the north of the site and SSSIs in close vicinity to the east.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(36)</sup> ?(37)	~	There is potential for protected species as there are trees and hedgerows across the site.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	A treed bank between the site and the road screens views of the site from the north, but there are public rights of way across the site and development would be visible from public vantage points.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	+	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	-	The site is within the Eaton Tractors, Little Paxton area of search. The site itself is immediately to the north of part of the site.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(38)</sup>	+	The site is adjacent to large areas of open space including a playing field to the south, Sailing Lake and Paxton Pits Nature Reserve.
	Is the site within 800m of an outdoor sports facility?	+	There is a playing field and pavilion adjacent to the proposed site.

36 with reference to [Natural England's protected species decision checklist](#)

37 subject to appropriate surveys being carried out

38 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site



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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Little Paxton Village Hall is within 250m of the southern boundary of the proposed site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest convenience shop is Costcutter which is approximately 780m away from the southern boundary of the site.
	Is the site within 1km of a GP surgery/ health centre?	+	Little Paxton Doctors Surgery is within 300m of the southern boundary of the proposed site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Harley Industrial Park is approximately 1.5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	Little Paxton Primary School is approximately 700m from the southern boundary of the proposed site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

**Summary of SA:** Overall the appraisal is positive. The site is classed as Grade 3, is at low flood risk, is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery. It is close to a bus stop and has no known transport infrastructure constraints. However, the site is greenfield land and there is no food store or primary school nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape. It is unlikely to have adverse impacts on heritage assets if developed. Additionally the waste water treatment works currently has no consented headroom.

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The site's location on the edge of Little Paxton means that impact on the surrounding landscape is a development constraint. The site is screened by a bank and mature planting to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.</p> <p>Due to the presence of trees and hedgerows across the site, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>St Neots WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.</p>			

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### East of Valiant Square, (Bury) Ramsey (185)

**Context:** The site is located south of Bury between Tunkers Lane and Valiant Square. The land is partly comprised of rough grassland with significant groups of trees close to the boundaries; and partly of an open field. To the west and north, the site is adjacent or opposite to residential development.

**Size (Ha):** 3.6

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed Non Agricultural.
	Is the site in an area where higher density development is appropriate?	-	Low density only as adjacent to open countryside.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Ramsey WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(39)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Rolls Wood County Wildlife Site is around 1.1km away.

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(40)</sup> ? <sup>(41)</sup>	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is flat. The landscape is relatively open, albeit there are some trees and hedgerows on the boundaries of the northern part of the site in particular. Development would be visible from Valiant Square in particular, and from open countryside to the south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(42)</sup>	+	There is a Golf Course within 200m of the western boundary of the site that is classified as an area of open space. Valiant Square also hosts areas of open space.
	Is the site within 800m of an outdoor sports facility?	-	A section of Ramsey Golf Course is within 200m. However the clubhouse is approximately 1.8km away. Approximately 1.3km away from Football/Cricket pitches.

40 with reference to [Natural England's protected species decision checklist](#)

41 subject to appropriate surveys being carried out

42 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The development proposed would provide an increase in residential accommodation.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Bury Stores is approximately 600m away.
	Is the site within 1km of a GP surgery/ health centre?	-	Ramsey Health Centre is approximately 1.6km away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Ramsey Town Centre is approximately 1.7km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Bury C of E Primary School is within 600m of the northern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<b>Summary of SA:</b> This is a greenfield site which is relatively visible in the wider countryside. It has reasonable access to some services.			
<b>Constraints Analysis</b>			
A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Buryfield or Valiant Square, and that any adverse offsite transport impacts can be adequately mitigated.			

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>The land is flat. The landscape is relatively open, albeit there are some trees and hedgerow on the boundaries of the northern part of the site. There are two distinct parcels of land with the northern part relatively well screened from the wider countryside and the southern portion more exposed. Development would be visible from Valiant Square in particular, and from open countryside to the south. Impact on the surrounding landscape is therefore a development constraint. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.</p> <p>Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply network. A preplanning enquiry with Anglian Water Services will be required to confirm that this network has capacity to accommodate development proposals at this site.</p> <p>Ramsey WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.</p>			

# 7 Continuous Appraisal: Draft Final SA to Final SA

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## Sites in Key Services Centres

### East of Silver Street and South of A1, Buckden (226)

**Context:** This greenfield site is located to the south of the A1 on the northern edge of Buckden. Immediately north of the site is the A1 whilst open countryside extends to the east of the site. Immediately south of the site is a County Wildlife Site whilst to the west is residential development.

**Size (Ha):** 14.12

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Most of the land is classed as Grade 2 but a small part in the south-west corner is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Buckden WWTW currently has no consented headroom. Limiting development, site specific investigation and/or other interim solutions may be required until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(43)</sup> ?	-	The nearest area is Buckden Gravel Pits which is approximately 1km away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network given that the site is immediately adjacent to a County Wildlife Site and the proximity to Buckden Gravel Pits.

43 Natural England ANGSt 'local' standard



# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is immediately adjacent to Settling Bed East of Silver Street County Wildlife Site.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(44)?(45)</sup>	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the south-west corner and southern boundary are lower than the northern parts of the site. The landscape to the east and north-east is fairly open with very limited vegetation along the site boundaries. Substantial hedging is however present along the boundary to the A1 and the southern boundary to the adjacent County Wildlife Site. Development would be visible from the B1514 and in glimpse views from the A1 but would be viewed against the backdrop of Buckden.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Due to the separation distances and existing built form between the site and nearby heritage assets, development would likely have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	Decentralised low carbon energy sources or networks could be provided on site.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	~	There are no AQMAs nearby. However, the site is located immediately south of the A1 so air quality may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution. However, the site is immediately south of the A1 so air quality, light and noise pollution may be issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

44 with reference to [Natural England's protected species decision checklist](#)

45 subject to appropriate surveys being carried out

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(46)</sup>	+	There are allotment gardens immediately to the west of the site and an area adjacent to the southern boundary that is also classified as open space. Due to scale of the site open space is expected to be provided onsite.
	Is the site within 800m of an outdoor sports facility?	+	Cricket Ground, Bowling Green, Tennis Courts and Games Court are all within 800m of Silver Street and within 1km of the A1 on the northern boundary of the proposed site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Buckden Village Hall, Buckden Towers, St Mary's and St Hugh Church are all within 800m of Silver Street and within 1km of the A1 on the northern boundary of the proposed site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Costcutter and Buckden Super Market are approximately 500m from the Silver Street Side of the site and within 900m of the A1 at the northern boundary of the proposed site.
	Is the site within 1km of a GP surgery/ health centre?	+	The Buckden Surgery is within 1km of Silver Street and just over 1km away from the A1 on the northern boundary of the proposed site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	The High Street is within 550m and directly accessible from the A1, however doesn't offer many employment opportunities.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.

46 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Buckden C of E Primary School is within 600m of Silver Street. Approximately 700m to the A1 on the northern boundary of the proposed site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	Development may include a mix of uses but it is uncertain.

**Summary of SA:** The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space or a food shop nearby. Other negatives include the proximity to the A1 which may lead to noise and air quality issues and Buckden WWTW currently has no consented headroom. It is unlikely to have an adverse impact on the landscape/townscape but may cause light, noise or other pollution which may affect the adjacent County Wildlife Site if developed.

### Constraints Analysis

Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Silver Street. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development.

The land is adjacent to the A1 so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The site's location on the edge of Buckden means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed along the southern and western sides and along the site of the A1 by substantial vegetation. The County Wildlife Site to the south provides additional screening. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along some of the boundaries, and the proximity to Settling Bed East of Silver Street County Wildlife Site, there may be protected species existing on the site. An ecological survey should be undertaken, and an ecological conservation management plan will be required to demonstrate that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

Impact on heritage assets and the conservation area are constraints on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the setting of the listed buildings along Silver Street and the character and views to the conservation area, as well as demonstrating how it will minimise the impact on the landscape.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

The site backs on to the allotments situated along Silver Street. The design of any development proposal and its landscaping scheme should demonstrate how it will design out crime and design in community safety, including by enabling natural surveillance.

# 7 Continuous Appraisal: Draft Final SA to Final SA

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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p>Buckden WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>There is potential for surface water flooding in the south of the site relating to a ditch running parallel with the southern boundary. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>The potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.</p> <p>Due to the scale of the site there is a need for open space and community facilities to be provided on site. The design of any development proposal and its landscaping scheme should demonstrate how such facilities will be provided as an integral part of the development.</p>			

### North of Station Road/Stowe Road, Kimbolton (070)

**Context:** This greenfield site is situated to the north of Stow Road and Station Road on the northern edge of Kimbolton. To the south, east and west of the site is residential development, whilst to the north is open countryside. The site is in use as arable farmland.

**Size (Ha):** 2.5

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	All greenfield.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	Most of the land is classed as Grade 3 but a limited area forming the eastern extent of the site is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Adjacent to built up area of Key Service Centre
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	Infiltration SuDS may not be possible due to geology
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(47)</sup> ?	-	CWS approximately 800m away (Meadow on Kimbolton Airfield) from NE tip.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

47 Natural England ANGSt 'local' standard

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(48)</sup> ?(49)	~	There is potential for protected species as the site is bordered hedgerows and is adjacent to mature trees surrounding water bodies.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the northern areas are higher than the southern parts and this limits views of the site to the south. The site is generally open along its frontage with limited substantial vegetation. Development would be prominent from Stow Road and would be adjacent to existing housing development.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Three Grade II Listed Buildings are situated approximately 150 metres south-west of the site: Wornditch Farmhouse, the Granary at Wornditch Farmhouse and Brittens Farmhouse. Due to the separation distance of over 150 metres between the site and Wornditch Farmhouse (Grade II Listed), the Granary at Wornditch Farmhouse (Grade II Listed) and Brittens Farmhouse (Grade II Listed), development of the site is likely to have negligible impact upon the settings of these heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

48 with reference to [Natural England's protected species decision checklist](#)

49 subject to appropriate surveys being carried out

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(50)</sup>	+	There are areas of open space within 500m including Valentine Gardens, land at Kimbolton Primary Academy and land north of Thrapston Road
	Is the site within 800m of an outdoor sports facility?	+	Kimbolton Cricket and Football Club is approximately 550m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Mandeville Hall is approximately 510m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Budgens, Kimbolton is the nearest at approximately 500m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Kimbolton Medical Centre is approximately 200m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Harvard Industrial Estate is approximately 1.2km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Kimbolton Primary School is around 340m away.
21. Reduce the need to travel and promote necessary infrastructure improvements	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.

50 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site



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Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
and sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> The appraisal is positive, although rather mixed. Most of the site is classed as Grade 3, is at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there is not a food shop nearby. The site may have scope to accommodate higher density development and any adverse impact on the landscape/townscape or heritage assets is likely to be limited if developed.</p>			
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Station Road/Stow Road and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The site is on the edge of Kimbolton and there are views into the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows. The site's location on the edge of Kimbolton means that impact on the surrounding landscape is a development constraint. The site is relatively open in views from the highway. Views of the site are relatively localised owing to the topography of the surrounding land and the presence of built development. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.</p> <p>Due to the presence of trees and hedgerows on the boundary and adjacent land there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>There is a potential flood risk from surface water flood (SFRA 2017 flood risk from surface water). To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p>			

### East of Robert Avenue, Somersham (001)

**Context:** This greenfield site is located to the east of Robert Avenue on the eastern edge of Somersham. To the south of the site is a lake whilst immediately east is a County Wildlife Site, beyond which is open countryside. Residential development abuts a section of the western site boundary. Playing fields abut the remainder of the western site boundary. North of the site is open countryside.

**Size (Ha):** 2.8

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(51)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	-	The site is immediately adjacent to St Ives - March Disused Railway County Wildlife Site.

51 Natural England ANGSt 'local' standard

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(52)</sup> ?(53)	~	There is potential for protected species as the site is bordered by trees and hedgerows and is within close proximity of a lake.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land is relatively flat and is enclosed to the east and south by existing hedging and trees. To the east of the site is Somersham Community Orchard. Development of the site would largely be screened from public vantage points by existing hedging and vegetation, however views would be possible from the Millenium Sports Pavillion to the west. Development has the potential to be detrimental due to the proximity to the open countryside, however retention of the existing landscaping would help mitigate the potential impact.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

52 with reference to [Natural England's protected species decision checklist](#)

53 subject to appropriate surveys being carried out

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(54)</sup>	+	The site is immediately adjacent to Millennium Sports Facility which has a large playing field.
	Is the site within 800m of an outdoor sports facility?	+	The site is immediately adjacent to Millennium Sports Facility which has a large playing field.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	There is a Pavilion at the Millennium Sports Facility Adjacent to the site. Victory Hall is approximately 370m away which can be hired for social events.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Windsor Green Stores convenience shop is approximately 240m away. Tesco Express is approximately 700m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 690m away. Church Street Health Centre is approximately 800m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	West Newlands Industrial Estate is approximately 1250m south-west of the site.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Somersham Primary School is approximately 500m away.

54 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

**Summary of SA:** The appraisal is positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities, a doctors surgery, a food shop and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. There are no known transport infrastructure constraints. However, it is greenfield and there is not a bus stop or areas of natural green space nearby. Additionally Somersham WWTW currently has no consented headroom. The site may be able to accommodate some higher density development and it unlikely to have an adverse impact on the landscape/townscape if developed. Noise and light pollution may however have an adverse impact upon the adjacent County Wildlife Site.

### Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Robert Avenue and that any adverse offsite transport impacts can be adequately mitigated.

The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.

The development could give rise to noise and light pollution within close proximity of a County Wildlife Site. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise such impacts.

The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed along the southern and eastern boundaries by mature hedges and trees. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows along the boundaries, and the proximity of the site to the lake, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.

There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.

Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.

This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.

### College Farm, West of Newlands industrial estate, Somersham (171)

**Context:** This greenfield site is located to the north of St Ives Road on the western edge of Somersham. To the east of the site is Newlands Industrial Estate and to the west is a farm holding. Garden land is situated to the opposite side of St Ives Road whilst to the north of the site is open countryside.

**Size (Ha):** 1.8

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the site is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	The site is adjacent to the built-up area of a Key Service Centre.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Somersham WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(55)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The site is approximately 500m from Orchard Bungalow County Wildlife Site.

55 Natural England ANGSt 'local' standard

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(56)</sup> ?(57)	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	Along the southern, eastern and western site boundaries are substantial hedges and trees. The northern site boundary is notably more open, defined by a lower hedge, with views possible to the north. Development would be visible from the public footpath to the north of the site but would be viewed in the context of the existing vegetation and built development to the south, and the existing buildings to either side of the site at College Farm and West Newlands Industrial Estate.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	A Scheduled Monument, Obelisk at White Post, is situated approximately 50 metres south-west of the site to the opposite side of St Ives Road.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(58)</sup>	+	The nearest area of open space is the Football Pitch within 500m.
	Is the site within 800m of an outdoor sports facility?	+	Football Ground is within 500m. Chapel Field allotment gardens are just over 500m away.

56 with reference to [Natural England's protected species decision checklist](#)

57 subject to appropriate surveys being carried out

58 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site



# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The High street with some restaurants and areas for socialising is within 800m. The Somersham Victory Hall is approximately 1.2km away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	+	Development of the site could result in more informal surveillance and consequently lead to a reduction in crime and anti-social behaviour.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	Tesco Express, Somersham is approximately 800m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Parkhall Surgery is approximately 900m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	West Newlands Industrial Estate Business Park is approximately 80m away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is Somersham Primary School approximately 1km away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	-	There are no bus stops within 400m.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> The appraisal is somewhat positive, although rather mixed. It is classed as low flood risk and is close to open space, sports and social facilities and a doctors surgery. The site is outside areas of search for waste and there are no air quality management areas nearby. The site has no known transport infrastructure constraints. However, the site is greenfield, is not close to a bus stop and there is not a primary school or food shop nearby. In addition, Somersham WWTW currently has no consented headroom. Any adverse impact on the landscape/townscape is likely to be limited, however it may have adverse impacts on heritage assets if developed.</p>			

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p><b>Constraints Analysis</b></p> <p>There is potential for surface water flooding along the southern and eastern boundaries relating to ditches running along these boundaries. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>Somersham WWTW currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from St Ives Road and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The land is adjacent to an established Industrial Estate and a farm so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.</p> <p>The site's use for agriculture means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.</p> <p>The site's location on the edge of Somersham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on three sides, the southern, eastern and western site boundaries, by hedges and trees. The northern boundary is however more open, defined by purely a hedge; enabling views north. Development could be visible from the public footpath to the north. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.</p> <p>Due to the presence of trees and hedgerows along the boundaries there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p>			

### South of Stirling Close, Warboys (035)

**Context:** This site is located adjacent to the southern edge of Warboys. It forms part of a very large arable field.

**Size (Ha):** 3.8

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	~	Development would need to reflect the edge of settlement location of the site.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	-	Oldhurst WWTW currently has no consented headroom. The Detailed WCS recommends limiting development, site specific investigation and/or other interim solutions until such time as additional headroom is available.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(59)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

59 Natural England ANGSt 'local' standard

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(60)</sup> ? <sup>(61)</sup>	~	Given the cultivated nature of the vast majority of the site, with very limited potential habitats, protected species are unlikely to be present on most the site. However, there is limited potential for protected species as the site is bordered by trees and hedgerows along the northern and part of the western boundary.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The landscape is generally open with very limited substantial vegetation. Development would be visible from some distance from large areas to the east and south.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The land abuts Warboys Conservation Area which runs to the west of the site. Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Warboys Conservation Area.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is approximately 950m north of the W8BD area of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(62)</sup>	+	The nearest is Warboys Sports and Social Club with a football ground and tennis courts is approximately 270m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Football Ground approximately 270m away.

60 with reference to [Natural England's protected species decision checklist](#)

61 subject to appropriate surveys being carried out

62 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Warboys Sports and Social Club is approximately 270m away where social activities can be held.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	Amar food store is approximately 370m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Moat House Surgery is approximately 200m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Warboys Industrial Estate is approximately 1.5km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Warboys Primary School is approximately 580m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> Overall the appraisal is positive, although rather mixed. The site is Grade 2 land, is at low flood risk, is close to open space, sports, social facilities, a food store, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space nearby. It may be suitable for higher density development, but is likely to have adverse impacts on the landscape/ townscape and heritage assets if developed. Additionally there is currently no consented headroom at the waste water treatment works.</p>			

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Stirling Close, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The land is close to an existing employment site so noise could potentially be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.</p> <p>The site's current use means there could be land contamination. A contamination risk assessment will be required, and any necessary remediation carried out.</p> <p>The site is on the edge of Warboys, and there are long views from the site onto open countryside from the eastern and southern edges of the site. Development would impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including potential retention and enhancement of the existing trees and hedgerows as well as new strategic landscaping.</p> <p>Due to the presence of trees and hedgerows along the northern and part of the western site boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>Impact on Warboys Conservation Area is a potential constraint on development. The design of any development proposal and its landscaping scheme should demonstrate how it will protect the the character and views to the Conservation Area, as well as demonstrating how it will minimise the impact on the landscape.</p> <p>There is considered to be potential for archaeological finds on the land. An archaeological investigation may be required before development takes place.</p> <p>There is a potential flood risk across part of the site adjacent to Stirling Close. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>Oldhurst (Warboys) currently has no consented headroom. Before development can take place there will need to be agreement with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated, as well as agreement with the Environment Agency that meeting the requirements of the Water Framework Directive will not be compromised.</p>			

### Sites in Local Service Centres

#### North of School Lane, Alconbury (059)

**Context:** The land is situated north of School Lane, Alconbury on the northern edge of Alconbury village. The site is greenfield with agricultural land extend to the north of the site. Residential development is situated to the south and west of the site with the Memorial Hall located immediately south of the site.

**Size (Ha):** 6.3

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	~	Density would need to reflect this edge of settlement location, sloping nature of site and proximity to A1(M).
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(63)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.

63 Natural England ANGSt 'local' standard



# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(64)</sup> ? <sup>(65)</sup>	~	There is potential for protected species as the site is bordered by trees and hedgerows.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes so that the northern areas are higher than the southern parts. The landscape is has large fields with hedgerows and trees surrounding them as well as areas of more substantial vegetation. Development would generally not be particularly visible except from public vantage points to the west as well as the immediate School Lane area.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Development is likely to have minimal impacts on heritage assets as there are no known assets on site or in the immediate area. Alconbury Conservation Area is some distance to the south.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMA nearby, however the site is close to the A1(M) so air quality may be an issue.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution. Although close to the A1(M) noise and light pollution do not seem to be particular issues.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

64 with reference to [Natural England's protected species decision checklist](#)

65 subject to appropriate surveys being carried out

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(66)</sup>	+	The nearest area is the play area/ open space between Spinney Lane and Bramble End which is approximately 210m away.
	Is the site within 800m of an outdoor sports facility?	+	Alconbury Sports and Social Club is approximately 410m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Alconbury Memorial Hall is immediately adjacent to the site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest foodstore is approximately 440m away.
	Is the site within 1km of a GP surgery/ health centre?	+	Alconbury surgery is adjacent to the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Alconbury Enterprise Zone is within 2km.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Alconbury Primary School is less than 200m away.
21. Reduce the need to travel and promote necessary infrastructure improvements	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints affecting this site.

66 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
and sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> The appraisal is positive, although rather mixed. It is classed as Grade 3, at low flood risk and is close to open space, sports and social facilities, a doctors surgery and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. Any adverse impact on the landscape/townscape is likely to be limited if developed.</p>			
<p><b>Constraints Analysis</b></p> <p>The land is close to the A1(M) so air pollution and noise could potentially be issues. To address potential air quality issues a proportionate air quality assessment will be required, and development should ensure that any impacts will be mitigated through appropriate measures.</p> <p>The site is on the edge of Alconbury with open countryside to the west and north. Development could impact on the surrounding landscape, and could give rise to noise and light pollution. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise both landscape impacts and light and noise pollution impacts, including by retaining and enhancing the existing trees and hedgerows.</p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from School Lane, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>Due to the presence of trees and hedgerows on the boundaries, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p>			

### North of 10 Station Road, Bluntisham (015)

**Context:** The site is located north of Station Road, Bluntisham to the western edge of the village. The site is greenfield, with approximately half of the site being covered by notable trees (subject to a TPO). Abutting parts of the site to the east and west is residential development, with the remaining parts of the boundaries abutting open countryside. The site is currently subject to planning reference 17/01015/OUT.

**Size (Ha):** 1.1

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	Almost all of the land is classed as Grade 2. The very southern section of the land, immediately abutting Station Road is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	The site is inappropriate for high density development although it adjoins housing on the eastern boundary as it extends into the open countryside and adjoins an orchard on the western boundary.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(67)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network as the site adjoins an orchard and open countryside.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	The nearest designated site is Berry Fen SSSI which is approximately 1.1kms away.

67 Natural England ANGSt 'local' standard

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(68)</sup> ?(69)	~	There is significant potential for protected species as the site comprises a mixture of rough grassland, scrub and trees.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The southern part of the site is situated between two existing dwellings. Subject to the retention of the protected trees, development of the site would likely have negligible impact upon the landscape.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	-	The site abuts Bluntisham Conservation Area which runs along the eastern site boundary. Number 16 High Street (Homefields) and Number 18 High Street (Stapenhill) which are Grade II and Grade II* Listed respectively are situated immediately east of the site. Given the openness and current undeveloped nature of the site, development of the land could negatively impact on the setting of Bluntisham Conservation Area which runs along the eastern boundary of the site. In addition, the development of the site could have a detrimental impact upon the setting of Number 16 High Street and Number 18 High Street which are situated immediately east of the site.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.

68 with reference to [Natural England's protected species decision checklist](#)

69 subject to appropriate surveys being carried out

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(70)</sup>	-	Bluntisham recreation ground and playing field are approximately 800m away.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham recreation ground and playing field are approximately 800m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Village hall approximately 800m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would not provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	-	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	+	The nearest food store is Budgens located at the BP garage only 50m away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 800m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	-	The nearest is St Helen's Primary School which is approximately 970m away.
21. Reduce the need to travel and promote necessary infrastructure improvements	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	

70 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
and sustainable modes of transport (walking, cycling, and public transport)	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses has been proposed.
<p><b>Summary of SA:</b> The appraisal is generally positive, although rather mixed. It is classed as low flood risk and is close to outdoor sports facilities, social facilities and a GP facility. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space or open space nearby. It is unlikely to be suitable for high density development and may have an adverse impact on heritage assets if developed.</p>			
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the A1123 Station Road, and that any adverse offsite transport impacts can be adequately mitigated. The site is currently used as a car park in the southern portion adjoining the A1123.</p> <p>The A1123 adjoins the southern edge of the site and noise could be an issue. To address potential noise issues a noise assessment and acoustic treatments will be required, ensuring an appropriate level of residential amenity.</p> <p>The site's location on the edge of Bluntisham means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed on two sides by existing development or hedging. The site adjoins the conservation area on the north western corner and is in close proximity to two listed buildings. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening on the western boundary and how it will protect the setting of the listed building, the character and views to the conservation area.</p> <p>The northern part of the site is covered by a tree preservation order although much is now covered in scrub with the mature trees predominantly to the north of the site boundary. Due to their presence there may be protected species existing on the site or land immediately to the north. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p>			



### West of Longacres, Bluntisham (157)

**Context:** The site is situated to the west of Colne Road, Bluntisham. The site is greenfield. The site is situated to the north of Bluntisham and is bound to the south and east by residential development. To the west and extending to the north is open countryside. The site is currently subject to planning application reference 17/00906/OUT.

**Size (Ha):** 7.8

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	~	All of the land is classed as Grade 2.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to medium density modern housing currently forming a straight edge to the village.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(71)</sup> ?	-	Heath Fruit Farm CWS is approximately 700m away.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	~	The nearest designated site is Heath Fruit Farm which is approximately 700m away. Berry Fen SSSI is approximately 1km away.

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# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
	Are protected species known to exist on the site or is there potential for protected species to exist on the site? <sup>(72)</sup> ?(73)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows on three sides and contains a small semi-derelict building.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The land slopes gently down from the western boundary towards the road frontage along the eastern side. It is an open arable field with mixed hedges, trees and fencing on all except the western boundary. Development would be visible from adjoining housing to the south. There are no publicly accessible view points from the north and west so impact there would be reduced.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(74)</sup>	+	Bluntisham village playing field and recreation ground is within 100m of the eastern boundary of the site. Due to scale of the site open space is expected to be provided on site too.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing field incorporates a football ground and pavilion.

72 with reference to [Natural England's protected species decision checklist](#)

73 subject to appropriate surveys being carried out

74 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	The nearest facility providing social facilities is St Helen's School which is opposite the eastern boundary of the site with Bluntisham village hall approximately 400m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The nearest food store is Budgens located at the BP garage just over 1km away.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery is held in Bluntisham village hall approximately 400m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	Earith Business park is approximately 2.8km away.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	St Helen's primary School is directly across the road from the eastern boundary of the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> The appraisal is positive, although rather mixed. The appraisal is positive, although rather mixed. It is at low flood risk and is close to open space, sports and social facilities, a GP facility and primary school. The site is outside areas of search for waste and there are no air quality management areas nearby. It is close to a bus stop and it has no known transport infrastructure constraints. However, it is greenfield and there are no areas of natural green space nearby. Any adverse impact upon the landscape/townscape is likely to be limited if developed.</p>			

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
<p><b>Constraints Analysis</b></p> <p>Transport and safe highway access will be a particular constraint for this site given its location directly opposite St Helen's Primary School. Development at this site will generate a significant amount of additional traffic. A transport assessment will be required to demonstrate that safe, appropriate access can be provided from Colne Road. It will also need to demonstrate that the wider road network can absorb additional traffic created by the development, including the junction with East Street and those leading to the A1123.</p> <p>The site is bounded by a mature hedgerow on the eastern frontage and mixed hedging and fencing to residential properties along the southern boundary. It is located on the northern edge of Bluntisham but impact on the wider landscape to the north and west is reduced by the landform which slopes down from these boundaries towards Colne Road. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact.</p> <p>Due to the presence of mature trees and hedgerows on the site and ponds within the vicinity there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.</p> <p>This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p> <p>It is understood that spare capacity currently exists at St Helen's Primary School. However, the potential scale of development at this site will create the need for a range of services and community facilities by residents and users. Some of these services and facilities will be expected to be provided on site.</p>			

### Between 20 Cage Lane and Averyhill, Great Staughton (012)

**Context:** This site is situated to the west of Cage Lane on the north-eastern edge of the village, with open countryside to the east and west but a single house to the north. The site is greenfield with substantial hedging along the boundaries.

**Size (Ha):** 0.4ha

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Close to the built-up area of a smaller settlement so unlikely to be suitable for higher densities.
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(75)</sup> ?	-	There are no areas of natural green space nearby.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	Approximately 1.5km away from Perry West Wood which is a SSSI. 930m away from Agdengreen Wood CWS area.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(76)?</sup> (77)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

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76 with reference to [Natural England's protected species decision checklist](#)

77 subject to appropriate surveys being carried out

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	-	The site is overgrown and well screened with a substantial roadside hedge, but development would be visible from public rights of way and the approach to the village from the north.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	+	There are no known heritage assets that would be affected by development.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	~	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(78)</sup>	+	The nearest area is the recreational ground approximately 420m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Court, Pavilion and Recreation ground approximately 420m away from the site.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Great Staughton Village Hall is approximately 260m away from the site.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.
15. Redress inequalities	Will development address a particular housing equality issue?	-	The scale of potential development would be unlikely to trigger contributions to affordable housing.

78 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Post Office is within 400m otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 260m away from the site.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is approximately 460m away from the site.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.

**Summary of SA:** Overall the appraisal is somewhat positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop and has no known transport infrastructure constraints. However, it is greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to have adverse impacts on heritage assets if developed.

### Constraints Analysis

A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Cage Lane, and that any adverse offsite transport impacts can be adequately mitigated.

The site's location on the edge of Great Stukeley means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.

Due to the presence of trees and hedgerows on the boundary, there may be protected species existing on the site. An ecological survey should be undertaken, and development should ensure that any impacts on protected species are avoided, mitigated, or compensated for, and that opportunities are taken to enhance biodiversity.



# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

<b>Sustainability Assessment Objective</b>	<b>Decision aiding question</b>	<b>Impact</b>	<b>Commentary</b>
<p>Assumed work needed This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.</p>			

### South of 29 Perry Road, Great Staughton (050)

**Context:** The site is located to the east of the B661, on the northern edge of Great Staughton surrounded primarily by open countryside. On the opposite side of the B661 are allotments. The site is primarily greenfield however a storage building is situated along the southern boundary.

**Size (Ha):** 0.7ha

#### Sustainability Appraisal

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Is more than half the site Previously Developed Land (PDL)?	-	Only a very small part of the site is previously developed, consisting of a storage building.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	+	All of the land is classed as Grade 3.
	Is the site in an area where higher density development is appropriate?	-	Adjacent to the built-up area of a smaller settlement so unlikely to be suitable for higher densities
2. Protect water resources (both quality and quantity)	What impact will development have on water resources?	~	It is assumed that some work may be necessary to ensure there would be no adverse impacts.
3. Manage and minimise all forms of flood risk (taking into account climate change)	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a, or functional floodplain (flood zone 3b)?	+	The site is in flood zone 1 and therefore at the lowest risk of flooding.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+	No part of the site is within a flood risk climate change allowance zone.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(79)</sup> ?	+	Great Staughton playing field is within 300m.
	Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	~	There may be opportunities to link into the green infrastructure network.
5. Protect, maintain and enhance biodiversity and habitats	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	+	There are no designated nature sites nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(80)</sup> ?(81)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.

79 Natural England ANGSt 'local' standard

80 with reference to [Natural England's protected species decision checklist](#)

81 subject to appropriate surveys being carried out

# 7 Continuous Appraisal: Draft Final SA to Final SA

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will development have a significant impact on the surrounding townscape or landscape?	~	The site is well-screened, flat and covered by rough grass with a storage building on site, but development on the site would be visible from the approach to the village from the northeast.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will development impact on heritage assets or their settings?	~	Development could have a negative impact upon the setting of Numbers 31 and 33 The Green (Grade II Listed), however due to the separation distance between the site and these listed buildings and the line of vegetation acting as a buffer, it is likely that development would have a negligible impact upon the setting of these nearby heritage assets.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.
10. Avoid unnecessary light, noise and visual pollution	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	+	Development is unlikely to lead to widespread additional pollution.
11. Reduce waste production and increase reuse, recycling and composting	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	The site is outside of areas of search.
	Will development reduce waste production and increase reuse, recycling and composting?	~	All development in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Is the site within 500m of an existing area of open space? <sup>(82)</sup>	+	Recreation Ground approximately 250m away.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Recreation Ground approximately 250m away.
13. Promote accessibility of cultural and social activities	Is the site within 800m of a facility where cultural or social activities can be accessed?	+	Pavilion at the recreation ground approximately 450m away.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The development proposed would provide an increase in residential accommodation.

82 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

# Continuous Appraisal: Draft Final SA to Final SA 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Sustainability Assessment Objective	Decision aiding question	Impact	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	Development is unlikely to significantly affect crime or safety.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Is the site within 400m of a food shop?	-	The Post Office is approximately 650m away. Otherwise none nearby.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 270m away.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	-	There are no major employment areas nearby.
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Is the site within 600m of a primary school?	+	Great Staughton Primary School is approximately 470m away.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.
<p><b>Summary of SA:</b> Overall the appraisal is positive. The site is Grade 3 land, is at low flood risk, is close to open space, sports, social facilities, a doctors' surgery and a primary school. It is close to a bus stop has no known transport infrastructure constraints. However, it is mostly greenfield and there is no accessible natural green space or food store nearby. It is unlikely to be suitable for higher density development and is likely to have adverse impacts on the landscape/ townscape, but is unlikely to adversely affect heritage assets if developed.</p>			
<p><b>Constraints Analysis</b></p> <p>A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from Perry Road, and that any adverse offsite transport impacts can be adequately mitigated.</p> <p>The site's location on the edge of Great Staughton means that impact on the surrounding landscape is a development constraint. The site is relatively enclosed. The design of any development proposal and its landscaping scheme should demonstrate how it will mitigate and minimise landscape impact, including retaining the existing screening referred to above.</p>			

## 7 Continuous Appraisal: Draft Final SA to Final SA

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

<b>Sustainability Assessment Objective</b>	<b>Decision aiding question</b>	<b>Impact</b>	<b>Commentary</b>
This land was not assessed in the Detailed WCS. Taking a cautious approach it is assumed that some work may be necessary to ensure there would be no adverse impacts on the water supply and foul sewerage networks. A preplanning enquiry with Anglian Water Services will be required to confirm that these networks have capacity to accommodate development proposals at this site.			

### D 3: Make decisions and provide information

**7.700** The sections above that make up Chapter 7 provide the information about the tasks that have been undertaken to move the Draft Final Sustainability Appraisal to the Final Sustainability Appraisal that will support the Local Plan. The Final Sustainability Appraisal informs the Council's decision about how to proceed with the Local Plan.

**7.701** A report will be taken through the Council's committee cycle in December 2017 as follows:

1. Overview and Scrutiny Panel - Economy and Growth on 12 December 2017
2. Cabinet (especially convened) on 13 December 2017, to be followed by
3. Full Council on 13 December 2017

**7.702** The report will recommend approval of the local plan for the Proposed Submission stage (Regulation 19) when the plan moves from the informal preparation stage to the formal testing phase. The plan will be available for a minimum period of 6 weeks during which representations on its soundness and legal compliance can be made. The representations received will be sent with the plan and supporting documentation to the Planning Inspectorate for the formal Submission of the plan, which is scheduled for March 2018.

### Further Sustainability Appraisal Work

**7.703** Although production of this Final SA Report is a significant milestone it is not the end of the SA process. Further to the publication of the Final SA Report several tasks will be revisited during the examination and adoption stages as follows:

- **Appraising significant changes (D 2)** - if any changes are made through either the submission or examination stages they will be appraised to see if they are significant and if they are they will be appraised.
- **Making decisions and providing information (D 3)** - this may be necessary as part of the submission process if changes are made at that stage. It is also expected to be necessary at some point in the examination process as changes are likely through that process. At either stage if changes to the Local Plan are consulted upon there will be a simultaneous consultation on the appraisal of the changes.
- **Developing aims and methods for monitoring (E 1)** - if required following the submission and examination stages the arrangements for monitoring will be reviewed to ensure that they are appropriate.
- **Responding to adverse effects (E 2)** - if required following the submission and examination stages the measures proposed for how adverse effects would be dealt with will be reviewed to ensure that they are appropriate.

**7.704** The outputs from these tasks will be presented in consultation material for major modifications should they be necessary during the examination process and in an adoption statement that will be produced when the Local Plan is adopted (Local Plan Stage 8).

# 7 Stage E: Monitoring implementation of the plan

## 7 Stage E: Monitoring implementation of the plan

<b>E:</b>	<b>Monitoring the implementation of the plan</b>	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.
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- 7.2** Monitoring allows the actual significant environmental effects of implementing the Local Plan to be tested against those predicted and so helps to ensure that any problems which arise during implementation, whether or not they were foreseen, are identified and future predictions made more accurately.
- 7.3** Monitoring can help provide the baseline information for future plans and programmes, and in preparing information which will be needed for EIAs of projects. Monitoring and evaluation of progress towards objectives and targets can form a crucial part of the feedback mechanism. Feedback from the monitoring process helps to provide more relevant information that can be used to pinpoint specific performance issues and significant effects, and ultimately lead to more informed decision-making.

### E 1: Develop aims and methods for monitoring

<b>E:</b>	<b>E 1: Developing aims and methods for monitoring</b> E 2: Responding to adverse effects	To track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.
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#### How was this task achieved?

- 7.5** The Planning and Compulsory Purchase Act 2004 required every Local Planning Authority to produce an Annual Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (the timetable for production of the development plan), and the extent to which policies set out in Development Plan documents are being achieved and targets being met.
- 7.6** Amended Regulations following the Localism Act 2011 removed the requirement to make an annual report to the Secretary of State, and instead to prepare individual reports on key issues as data becomes available, to be made available to the public, rather than waiting for an annual report. It has been decided that in addition to making data available as and when it is available, the Council will continue to produce an AMR.
- 7.7** It is felt that this effectively shares the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators. The Council therefore proposes to continue monitoring the majority of the same indicators as have been used for previous development plan documents, with some appropriate and meaningful additional indicators to ensure the full range of effects is covered. It is thought that for the most part these indicators will effectively monitor the effects of implementing the Local Plan, however it may be necessary to introduce further indicators in the AMR during the plan period. It may not be practicable to monitor all indicators on an annual basis.

**Table 7.1 Monitoring Framework**

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 1 Strategy for Development	<ul style="list-style-type: none"> <li>• Amount and % of completed retail, office and leisure development in town centres</li> </ul>	1, 9, 11,15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 18, 21	Huntingdonshire District Council, Greater Cambridge Greater Peterborough LEP, landowners, developers,



# Stage E: Monitoring implementation of the plan 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
	<ul style="list-style-type: none"> <li>Amount and type of employment land available</li> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> <li>CIL receipts/expenditure monitoring</li> <li>S106 monitoring</li> <li>Gross no. and % new dwellings on previously developed land</li> <li>Amount and % of employment floorspace developed on previously developed land</li> </ul>			Cambridgeshire County Council (CCC), infrastructure and service providers
LP 2 Green Infrastructure	<ul style="list-style-type: none"> <li>Losses to biodiversity habitat</li> <li>Additions to biodiversity habitat</li> <li>Total change in biodiversity habitat</li> </ul>	21, 25	4, 5, 12	Huntingdonshire District Council, CCC, town and parish councils, environmental protection agencies, landowners, developers
LP 3 Contributing to Infrastructure Delivery	<ul style="list-style-type: none"> <li>Annual CIL receipts/expenditure monitoring</li> <li>S106 monitoring</li> <li>Rolling update of GIIDP</li> <li>Completion of A14 trunk road upgrade</li> <li>Completion of A428 trunk road upgrade between Black Cat and Caxton Gibbet junctions</li> <li>Provision of additional capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots Waste Water Treatment Works</li> </ul>	12, 15, 16, 20	12, 13, 14, 17, 20, 21	Huntingdonshire District Council, Cambridgeshire County Council, town and parish councils, landowners, developers, registered providers, infrastructure and service providers
LP 4 Waste Water Management	<ul style="list-style-type: none"> <li>Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds</li> </ul>	24	2, 3	Huntingdonshire District Council, Environment Agency, Natural England, Anglian Water, developers, infrastructure and service providers

# 7 Stage E: Monitoring implementation of the plan

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 5 Spatial Planning Areas	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> <li>Amount and % of completed office, retail and leisure development in town centres</li> </ul>	9	1, 8, 12, 13, 17, 18, 19, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
LP 6 Key Service Centres	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> </ul>	20	1, 8, 12, 13, 17, 18, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
LP 7 Small Settlements	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> </ul>	21	1	Huntingdonshire District Council, landowners, developers, registered providers
LP 8 The Countryside	<ul style="list-style-type: none"> <li>No. of planning permissions granted on unallocated sites on grade 1 &amp; 2 agricultural land</li> </ul>	21	1	Huntingdonshire District Council, landowners, developers, registered providers
LP 9 Flood Risk	<ul style="list-style-type: none"> <li>No. of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds</li> </ul>	2	3	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency
LP 10 Design Context	<ul style="list-style-type: none"> <li>No. of applications granted for large scale major development supported by an appropriate masterplan or design code</li> </ul>	2, 4, 14, 20, 21, 22	6, 7	Huntingdonshire District Council, landowners, developers, registered providers
LP 11 Design Implementation	<ul style="list-style-type: none"> <li>% of dwellings completed at specified densities</li> <li>Average household water consumption</li> </ul>	2, 4, 14, 20, 21, 22, 23	6, 7, 8, 10, 11, 16	Huntingdonshire District Council, landowners, developers, registered providers
LP 12 Strategic Placemaking	<ul style="list-style-type: none"> <li>No. of applications granted for large scale major development supported by an appropriate masterplan or design code</li> </ul>	2	6, 8, 16	Huntingdonshire District Council, landowners, developers, registered providers

# Stage E: Monitoring implementation of the plan 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 13 Amenity	<ul style="list-style-type: none"> <li>No. of applications refused where grounds of refusal included detriment to neighbouring properties</li> </ul>	24	10, 16	Huntingdonshire District Council, landowners, developers, registered providers
LP 14 Surface Water	<ul style="list-style-type: none"> <li>No. of planning permissions granted contrary to the advice of Environment Agency on flooding or water quality grounds</li> </ul>	2	2, 3	Huntingdonshire District Council, Cambridgeshire County Council as Lead Local Flood Authority, landowners, developers, registered providers
LP 15 Sustainable Travel	<ul style="list-style-type: none"> <li>No. and % of housing completions by settlement type</li> <li>No. and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan</li> </ul>	14, 20	21	Huntingdonshire District Council, landowners, developers, registered providers
LP 16 Parking Provision	<ul style="list-style-type: none"> <li>Number and % of planning permissions for new main town centre uses of over 600m<sup>2</sup> net internal floorspace achieving at least one cycle space for every 25m<sup>2</sup> of net internal floorspace</li> <li>Number of new homes permitted with no off-street parking</li> </ul>	2	16	Huntingdonshire District Council, landowners, developers, registered providers
LP 17 Established Employment Areas	<ul style="list-style-type: none"> <li>Amount of floorspace developed for employment by type in Established Employment Areas</li> <li>Losses of employment floorspace in Established Employment Areas to non-employment uses</li> </ul>	5	18, 19	Huntingdonshire District Council, landowners, developers
LP 18 Rural Economy	<ul style="list-style-type: none"> <li>Amount of floorspace developed for employment by type (gross and net in m<sup>2</sup> in the countryside)</li> <li>No. of planning permissions granted for tourism, sport and recreation in the countryside</li> </ul>	5, 10	19	Huntingdonshire District Council, landowners, developers

# 7 Stage E: Monitoring implementation of the plan

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 19 Homes for Rural Workers	<ul style="list-style-type: none"> <li>No. of housing completions for rural workers</li> </ul>	10	14, 15	Huntingdonshire District Council, landowners, developers
LP 20 Town Centre Vitality and Viability	<ul style="list-style-type: none"> <li>Total amount of completed retail, office and leisure development</li> <li>Amount and % of completed retail, office and leisure development in town centres</li> </ul>	5, 9	6, 7, 19	Huntingdonshire District Council, landowners, developers
LP 21 Local Services and Community Facilities	<ul style="list-style-type: none"> <li>Amount and % of completed retail, office and leisure development (gross and net)</li> <li>Amount of completed floorspace for other use classes (net)</li> </ul>	15, 16, 20	17, 18, 19, 20	Huntingdonshire District Council, landowners, developers, town & parish councils
LP 22 Tourism and Recreation	<ul style="list-style-type: none"> <li>Number of permissions granted for tourism, sport and recreation in the countryside</li> </ul>	5, 10	6, 7, 12, 13, 17, 19	Huntingdonshire District Council, landowners, developers
LP 23 Affordable Housing Provision	<ul style="list-style-type: none"> <li>No. and % affordable housing completions (gross)</li> </ul>	3	14, 15	Huntingdonshire District Council, landowners, developers, registered providers, Homes England
LP 24 Housing Mix	<ul style="list-style-type: none"> <li>Dwelling completions by number of bedrooms</li> <li>No. of self build and custom build dwellings completed</li> <li>Number, % and tenure of affordable housing completions (gross)</li> </ul>	3, 8, 18, 19	14, 15	Huntingdonshire District Council, landowners, developers, registered providers
LP 25 Specialist Housing	<ul style="list-style-type: none"> <li>Amount of C2 floorspace &amp; no. of bedrooms completed for older people and other residents</li> <li>Number of self-contained (C3) specialist housing units provided by tenure</li> </ul>	19	14, 15, 21	Huntingdonshire District Council, landowners, developers, registered providers
LP 26 Gypsies, Travellers and Travelling Showpeople	<ul style="list-style-type: none"> <li>No. of Gypsy &amp; Traveller pitches delivered</li> <li>Number of Travelling Showpeople plots delivered</li> </ul>	18	14, 15	Huntingdonshire District Council, landowners, developers, registered providers, travelling community

# Stage E: Monitoring implementation of the plan 7

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 27 Community Planning Proposals	<ul style="list-style-type: none"> <li>No. of community based developments completed by type</li> <li>Number of premises listed as Assets of Community Value</li> </ul>	4, 16	13, 17, 19, 21	Huntingdonshire District Council, town & parish councils, landowners, community groups, landowners, registered providers
LP 28 Rural Exceptions Housing	<ul style="list-style-type: none"> <li>Number of affordable homes completed through rural exceptions schemes</li> </ul>	18	14, 15	Huntingdonshire District Council, landowners, developers, registered providers
LP 29 Health Impact Assessment	<ul style="list-style-type: none"> <li>No. and % of planning permissions granted for large scale development with a supporting rapid Health Impact Assessment</li> <li>No. and % of planning permissions granted for large scale major development with a supporting full Health Impact Assessment</li> <li>No. and % of planning permissions granted for large scale major development with a supporting Health Impact Assessment</li> </ul>	4	12	Huntingdonshire District Council, landowners, developers, registered developers
LP 30 Biodiversity and Geodiversity	<ul style="list-style-type: none"> <li>Losses to biodiversity habitat</li> <li>Additions to biodiversity habitat</li> <li>Total change in biodiversity habitat</li> <li>Total number and % of Local Sites where positive conservation management is being or has been implemented during the last five years (Single Data List Indicator Ref 160)</li> <li>% of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition</li> </ul>	21	4, 5	Huntingdonshire District Council, Natural Cambridgeshire Local Nature Partnership, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
LP 31 Trees, Woodland, Hedges and Hedgerows	<ul style="list-style-type: none"> <li>Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows</li> </ul>	21	5	Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership,

# 7 Stage E: Monitoring implementation of the plan

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Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
				Natural England, landowners, developers, registered providers
LP 32 Protection of Open Space	<ul style="list-style-type: none"> <li>Open space managed to Green Flag award standard</li> <li>No. of planning applications permitted involving the loss of open space which is not to be replaced offsite, or a financial contribution made</li> </ul>	16	4, 12	Huntingdonshire District Council, Sport England, landowners, developers, registered providers
LP 33 Rural Buildings	<ul style="list-style-type: none"> <li>No. and % of planning applications refused on grounds of impact on the countryside</li> </ul>	10	6	Huntingdonshire District Council, landowners, developers, registered providers
LP 34 Heritage Strategy	<ul style="list-style-type: none"> <li>No. of conservation character assessments reviewed within the last five years</li> </ul>	21	6, 7	Huntingdonshire District Council, landowners, developers, registered providers, Historic England, CCC
LP 35 Heritage Assets and their Settings	<ul style="list-style-type: none"> <li>Number and % of planning applications refused on grounds of impact on heritage assets</li> </ul>	21	6, 7	Huntingdonshire District Council, landowners, developers, registered providers
LP 36 Renewable and Low Carbon Energy	<ul style="list-style-type: none"> <li>Permitted renewable energy capacity in MW</li> <li>Completed renewable energy capacity in MW</li> </ul>	21	6, 7, 8	Huntingdonshire District Council, landowners, developers, registered providers
LP 37 Air Quality	<ul style="list-style-type: none"> <li>Number of planning permissions granted which require a low emissions strategy</li> </ul>	24	9, 10	Huntingdonshire District Council, landowners, developers, registered providers
LP 38 Ground Contamination and Groundwater Pollution	<ul style="list-style-type: none"> <li>Number of planning permissions granted with an agreed contamination mitigation strategy</li> <li>Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed</li> </ul>	24	2, 10	Huntingdonshire District Council, landowners, developers, registered providers

# Stage E: Monitoring implementation of the plan 7

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Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 39 Water Related Development	<ul style="list-style-type: none"><li>No. of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds</li></ul>	10	2, 3, 5, 10, 14	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency



# 7 Stage E: Monitoring implementation of the plan

## Continuous Appraisal

**7.8** As part of the development of the local plan from the Consultation Draft consulted upon from 3 July to 25 August to the Proposed Submission version new policies were added to the plan. The table below sets out the monitoring framework for these new policies.

**Table 7.2**

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 1 Amount of Development	<ul style="list-style-type: none"> <li>Number and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> <li>Amount and % of completed office, retail and leisure development in town centres</li> </ul>	9	1, 8, 12, 13, 17, 18, 19, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
LP 9 Local Service Centres	<ul style="list-style-type: none"> <li>Number and % of housing completions by settlement type</li> <li>Amount and % of employment development by settlement type</li> </ul>	20	1, 8, 12, 13, 17, 18, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers

**7.9** The monitoring framework is reflected in the Local Plan with information following each policy for the implementation and monitoring of that policy.

## E 2: Respond to adverse effects

<b>E:</b>	E 1: Developing aims and methods for monitoring <b>E 2: Responding to adverse effects</b>	To prepare for appropriate responses where adverse effects are identified.
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### How was this task achieved?

**7.11** The Annual Monitoring Report (AMR) will form the basis for ascertaining the extent to which policies set out in Development Plan documents are being achieved and targets being met and whether any adverse effects are being identified. The AMR will include data on the number of new homes being completed annually and a trajectory of anticipated future provision.

**7.12** The objectively assessed need for 20,100 new homes between 2011 and 2036 equates to an average of 804 new homes per year. The level of delivery achieved will be monitored annually to ensure that sufficient housing is being brought forward.

**7.13** An adverse effect may arise from under-delivery of housing. Therefore, the latest government procedures on any housing delivery test will be followed. In the absence of national procedures the following local test will be applied. A review of allocations will be triggered if housing delivery is more than 20% below the residual annual average target over a rolling 3 year period and the housing trajectory at that point

indicates that expected housing completions over the next 5 years will not make up the deficit. Should this situation arise the Council will work through the following sequence until housing delivery is appropriately increased:

1. Work with partners to overcome constraints and expedite the delivery of allocated sites; then
2. Work with partners to overcome constraints and expedite the delivery of alternative sites identified as suitable within the Housing and Employment Land Availability Assessment (or successor documents); then
3. Review the capacity of sites to ascertain whether additional homes could be delivered within sites already allocated within this Plan; then
4. Initiate a partial or full review of the Local Plan as appropriate

**7.14** Jobs growth is complex and very difficult to predict and the potential adverse effects arising from policies set out in Development plan documents are harder to determine. For businesses growth will be affected as much by successes in winning contracts, gaining investment or the availability of potential employees with the right skills as by the availability of land and buildings. For the retail sector new trends can emerge quickly and can be influenced by decisions about investment at a national level.

**7.15** The enterprise zone will play a significant part in delivering the jobs growth over the plan period. The Council will continue to work in partnership with the site owners Urban&Civic and the Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership to ensure the growth at the enterprise zone proceeds as planned. The Council will renew its employment land and retail studies on a regular basis and will continue to monitor delivery on an annual basis. If monitoring shows that there will be insufficient land for business development over the next 5 years taking account of preceding development trends and all available land and buildings then a review of allocations will be triggered. Should this situation arise the Council will follow the same sequence as listed above for housing delivery.

# Appendix 1: Environment - Plans Reviewed

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## Appendix 1: Environment - Plans Reviewed

### Environment - General

#### Key documents

NPPF requirements for Local Plans	
17.	Contribute to conserving and enhancing the natural environment
110.	In preparing plans to meet development needs, the aim should be to minimise adverse effects on the local and natural environment.
157.	Local Plans should contain a clear strategy for enhancing the natural, built and historic environment
17.	always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
57.	Plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
58.	Planning policies...should aim to ensure that developments: will function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, and support local facilities and transport networks; respond to local character and history; create safe and accessible environments; and are visually attractive.
59.	consider using design codes where they could help deliver high quality outcomes
61.	Planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment
NPPG requirements for Local Plans	
26-007 - 14.	Planning should promote: local character (including landscape setting); safe, connected and efficient streets; a network of greenspaces (including parks) and public places; address crime prevention; access and inclusion; efficient use of natural resources; cohesive and vibrant neighbourhoods.
26-016 - 022.	A well designed place: is functional; supports mixed uses and tenures; is lively; is adaptable and resilient; has a distinctive character; is attractive; promotes ease of movement.
26-024 - 028.	Consider form, scale, details and materials.

PPP	<a href="#">European SEA Directive (2001/42/EEC)</a> > The Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633)
Level	International
Summary	Legal Act of the European Union translated into national law.
Key Objectives	Requires assessment of the effect of plans, programmes and projects on the environment.
Implications for the SA/ Local Plan	This SA fulfils the SEA Directive's requirements to assess the effects of the Local Plan on the environment.

# Environment - Plans Reviewed Appendix 1:

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<b>PPP</b>	<b>Growing Awareness: A Plan for Our Environment (HDC 2008)</b>
Level	District
Summary	Council strategy identifying Huntingdonshire District Council's actions for addressing the three main environmental challenges of tackling climate change; using resources efficiently and protecting and improving the environment.
Key Objectives	1. Making Huntingdonshire more energy efficient; 2. Increasing the proportion of energy produced and used in Huntingdonshire that originates from renewable sources; 3. Encouraging Huntingdonshire to use more sustainable modes of travel and effectively minimise the impact of transport emissions; 4. Ensuring buildings, services and the community of Huntingdonshire are able to adapt to climate change.
Implications for the SA/ Local Plan	Consider the following when producing Local Plan strategy and development management policies, and when testing draft allocations and policies in the SA: locate development in areas which limit the need to travel; use land efficiently; provide opportunities for active travel and use of public transport; promote design that is adapted to climate change effects; promote renewable energy; promote water efficiency; minimise harm from contaminated and polluted land; protect and improve biodiversity and open space; and protect urban and rural character, including heritage assets.

<b>PPP</b>	<b><a href="#">Huntingdonshire Design Guide 2017</a></b>
Level	District
Summary	Sets out key design principles and requirements to help improve the quality of new development
Key Objectives	To ensure that development schemes within Huntingdonshire: <ul style="list-style-type: none"> <li>• are attractive and sit comfortably within the site and its setting</li> <li>• make a positive contribution to the character of the surrounding area</li> <li>• provide spaces which function well and feel safe to use</li> <li>• conserve natural resources through their siting, design and construction</li> <li>• are efficient with their use of water, energy and the reduction in the need to travel</li> <li>• make opportunities to conserve and enhance biodiversity and landscape</li> <li>• are accessible to all potential users, including disabled people</li> <li>• are practical to build, maintain and adapt, including to climate change</li> <li>• are environmentally, socially and economically sustainable</li> </ul>
Implications for the SA/ Local Plan	Consider incorporating Huntingdonshire Design Guide principles into Local Plan design policy.

### Relevant documents

<b>PPP</b>	<b>The Cambridgeshire Quality Charter for Growth (Cambridgeshire Horizons, 2008)</b>
Level	County/Cambridge sub-region
Summary	The charter sets out core principles of the level of design quality to be expected in new developments in Cambridgeshire.

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<b>PPP</b>	<b>The Cambridgeshire Quality Charter for Growth (Cambridgeshire Horizons, 2008)</b>
Key Objectives	Organised around 4 themes: community; connectivity; climate; and character.
Implications for the SA/ Local Plan	Consider incorporating Quality Charter themes into Local Plan design policy requirements.

### Documents of limited relevance

<b>International</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
EU Seventh Environmental Action Programme (2014)	<p><u>Objectives:</u> Guides European environment policy until 2020, and sets out a vision to 2050. Three key objectives: to protect, conserve and enhance the EU's natural capital; turn the EU into a resource-efficient, green, and competitive low-carbon economy; safeguard the EU's citizens from environment-related pressures and risks to health and wellbeing.</p> <p><u>Implications:</u> Seek to conserve existing natural capital, promote resource efficiency, and minimise and mitigate the effects of risks to health and wellbeing caused by environmental-related pressures.</p>
<a href="#">EU Sixth Environmental Action Programme (2002)</a>	<p><u>Objectives:</u> Sets the priorities for Sustainable Development and priority areas for action: Tackling climate change; Nature and biodiversity; Environment and health; and Sustainable use of natural resources.</p> <p><u>Implications:</u> Seek to tackle climate change, support nature and biodiversity, protect and enhance the population's health through addressing environmental challenges, and use natural resources sustainably.</p>
<a href="#">Aarhus Convention 1998: The UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters &gt; Freedom of Information Act 2000</a>	<p><u>Objectives:</u> Establishes the right of everyone to: receive environmental information that is held by the public sector; participate from an early stage in environmental decision making; challenge public decisions that have been made without respecting these rights.</p> <p><u>Implications:</u> Ensure that everyone with an interest is enabled to participate fully in the plan-making process.</p>
<a href="#">European Spatial Development Perspective (EC, 1999)</a>	<p><u>Objectives:</u> To work towards a balanced and sustainable development of the territory of the European Union.</p> <p><u>Implications:</u> Support the delivery of environmental, social and economic sector aspirations, and seek to address these in an integrated manner.</p>

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<p><b>International</b></p>	<p><b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b></p>
<p><b>National</b></p>	
<p><a href="#">Natural Environment and Rural Communities Act 2006 (HM Government, 2006)</a></p>	<p><u>Objectives:</u> To ensure that all communities, people and businesses have better access to support, advice and services; and to better protect the countryside and open space through a more coherent approach to managing and conserving the natural environment. Includes a duty promote the conservation of habitats and species of principal importance in England. A 'section 41' list of these habitats and species is maintained by the Secretary of State.</p> <p><u>Implications:</u> Protect and conserve priority habitats and species identified in Natural Environment and Rural Communities Act 2006 Section 41.</p>
<p><a href="#">Securing the Future: Sustainable Development Strategy for the UK (HM Government, 2005)</a></p>	<p><u>Objectives:</u> enable everyone to satisfy their basic needs without compromising the needs of future generations. Guiding principles: Living within environmental limits; Ensuring a strong, healthy and just society; Achieving a sustainable economy; Promoting good governance; Using sound science responsibly.</p> <p><u>Implications:</u> Seek to address climate change.</p>

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## Land

### Key documents

NPPF requirements for Local Plans
17 (bullet 7). Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework
17 (bullet 8). Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
28 (bullet 2). promote the development and diversification of agricultural and other land-based rural businesses
112. take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
109. protect and enhance valued...soils
NPPG requirements for Local Plans
8-026. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

### Documents of limited relevance

International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
Safeguarding our Soils: A Strategy for England (Defra, 2009)	<p><u>Objectives:</u> agricultural soils will be better managed and threats to them will be addressed; soils will play a greater role in the fight against climate change and in helping us to manage its impacts; soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.</p> <p><u>Implications:</u> Take account of the value of the quality of agricultural land; promote good management of soil in the construction process to prevent pollution; promote remediation of contaminated land.</p>
<a href="#">The Strategy for Sustainable Farming and Food (2002)</a>	<p><u>Objectives:</u> Support the viability and diversity of rural and urban economies and communities; Enable viable livelihoods to be made from sustainable land management; Respect and operate within the biological limits of natural resources (especially soil, water and biodiversity); Achieve consistently high standards of environmental performance by reducing energy consumption, by minimising resource inputs, and use renewable energy wherever possible; achieve consistently high standards of animal health and welfare; and sustain the resource available for growing food and supplying other public benefits over time, except where alternative land uses are essential to meet other needs of society.</p> <p><u>Implications:</u> Seek to support the rural economy while prioritising the benefits of agricultural land.</p>



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<b>International</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
<b>Regional</b>	
<a href="#">Investing in the East of England's Natural Assets: state, value and vision (Natural England, 2009)</a>	<p><u>Objectives:</u> Achieving growth in ways which protect and enhance the natural environment; Bringing the natural environment to everyone's doorstep for access, enjoyment and wellbeing; Taking account of coastal change and physical processes; Ensuring enough clean water for wildlife; Encouraging more sustainable land management; Investing in distinctive landscapes and healthy, functioning habitats; Helping the natural environment adapt to climate change; Creating protected areas for our marine life; and Appreciating the value of our natural assets.</p> <p><u>Implications:</u> Protect and enhance the natural environment.</p>

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## Water

### Key documents

#### NPPF requirements for Local Plans

94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of...water supply and demand considerations

99. Take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.

109. Contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution

156. Local Plans should include strategic policies to deliver the provision of infrastructure for...water supply, wastewater

162. Work with other authorities and providers to assess the quality and capacity of infrastructure for...water supply, wastewater and its treatment

#### NPPG requirements for Local Plans

34-002. Work with water and sewerage companies at an early stage to ensure that proposed growth and environmental objectives are reflected in company business plans, which in turn will help ensure that the necessary infrastructure is funded through the water industry's price review.

34-005. Consider: identifying suitable sites for new or enhanced infrastructure; whether new development is appropriate near to sites used (or proposed) for water and wastewater infrastructure; phasing new development so that water and wastewater infrastructure will be in place when needed.

34-006. Consider how to help protect and enhance local surface water and groundwater in ways that allow new development to proceed and avoids costly assessment at the planning application stage; the type or location of new development where an assessment of the potential impacts on water bodies may be required; where particular types of sustainable drainage systems may not be practicable

34-008. Consider water supply and water quality concerns that may cross local authority boundaries and could be best considered on a catchment basis

PPP	<a href="#">Water Framework Directive 2000/60/EC</a> > <b>Water Act (2003)</b>
Level	International > National
Summary	Sets out measures and objectives to reduce water pollution, use water in a sustainable way and lessen the effects of floods and droughts
Key Objectives	'Good status' for all ground and surface waters (rivers, lakes, transitional waters, and coastal waters) in the EU. The ecological and chemical status of surface waters are assessed according to the following criteria: biological quality; hydromorphological quality; physical-chemical quality; and chemical quality.

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<b>PPP</b>	<a href="#">Water Framework Directive 2000/60/EC</a> > <b>Water Act (2003)</b>
Implications for the SA/ Local Plan	Protect and enhance water quality through allocations and policies.

<b>PPP</b>	<a href="#">Anglian District River Basin Management Plan (2015)</a>
Level	Regional
Summary	Identifies measures that partners in the Anglian District River Basin should take to help prevent deterioration and protect the many uses of the water environment and the benefits it provides.
Key Objectives	Provide a framework for protecting and enhancing the benefits provided by the water environment.
Implications for the SA/ Local Plan	Consider the impact on water quality of allocations and policies; promote use of Sustainable Drainage Systems in policy to manage surface water; require incorporation of green and blue infrastructure in development schemes where possible.

## Relevant documents

<b>PPP</b>	<b>Water Resource Management Plans (2014)</b>
Level	Regional
Summary	Anglian Water and Cambridge Water's plans seeking to address issues that would affect provision of a safe and consistent water supply in the areas the companies cover over the period up to 2040.
Key Objectives	Ensure a safe and consistent supply of high quality water for customers, now and in the future, accounting for growth, climate change, and planned reductions in abstraction to restore sustainable levels.
Implications for the SA/ Local Plan	Account for evidence regarding challenges in providing water supply when assessing potential allocations.

<b>PPP</b>	<a href="#">European Directive Nitrates (91/676/EEC)</a> > <b>The Nitrate Pollution Prevention (Amendment) Regulations 2009 (Nitrate Pollution Prevention Regulations 2008)</b>
Level	International > National
Summary	The Environment Agency identifies Nitrate Vulnerable Zones and establishes and implements an action programme with this aim.
Key Objectives	Reduce water pollution by nitrates.
Implications for the SA/ Local Plan	Minimise and mitigate water pollution by nitrates through allocations and policies.

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## Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Future Water: The Government's Water Strategy for England (DEFRA, 2008)</a>	<p><u>Objectives</u>: Set out the Government's vision for sustainable delivery of secure water supplies and an improved and protected water environment.</p> <p><u>Implications</u>: Seek to protect the water environment through allocations and policies.</p>
<a href="#">Water Act (HM Government, 2003)</a>	<p><u>Objectives</u>: To make provision in connection with land drainage and flood defence and to make provision about contaminated land so far as it relates to the pollution of controlled waters.</p> <p><u>Implications</u>: Seek to protect the water environment through allocations and policies.</p>
Environment Agency 'Policy and Practice for the Protection of Groundwater' (EA, 1998)	<p><u>Objectives</u>: To provide a framework for the statutory role of protecting groundwater; encourage co-operation between bodies with statutory responsibilities for the protection of groundwater; promote policies so that land users and potential developers may anticipate how the EA is likely to respond to a proposal or activity.</p> <p><u>Implications</u>: Seek to protect groundwater through allocations and policies.</p>

### Flood Risk

#### Key documents

##### NPPF requirements for Local Plans

- 17. support the transition to a low carbon future in a changing climate, taking full account of flood risk
- 94. adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk
- 99. Local Plans should take account of climate change over the longer term, including factors such as flood risk,
- 100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 100. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies,
- 100. Apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by: applying the Sequential Test; if necessary, applying the Exception Test; safeguarding land from development that is required for current and future flood management; using opportunities offered by new development to reduce the causes and impacts of flooding; and where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.
- 162. Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for...flood risk.

##### NPPG requirements for Local Plans

- 7-004. Following the NPPG methodology, complete a Strategic Flood Risk Assessment and follow the Sequential Test and Exception Test to inform allocations for development.
- 7-006. In preparing Local Plans, seek advice from the Environment Agency, Lead Local Flood Authority and internal drainage boards, reservoir undertakers and navigation authorities as relevant.

<b>PPP</b>	<a href="#"><u>Cambridgeshire Flood &amp; Water Supplementary Planning Document 2017</u></a>
Level	Countywide/Cambridge sub-region
Summary	Provides guidance for and sets out expectations placed on developers and applicants managing flood risk and the water environment in and around new development.
Key Objectives	To provide a step by step guide to address flood risk matters as part of a development proposal including clear guidance on the use of Sustainable Drainage Systems. To promote accurate use of sequential and exceptions tests and guide production of site specific flood risk assessments.
Implications for the SA/ Local Plan	Implications: Seek to protect the water environment through allocations and policies.

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## Relevant documents

PPP	<a href="#">Surface Water Management Plan for Cambridgeshire (CCC May 2011)</a>
Level	Countywide/Cambridge sub-region
Summary	Tool to manage surface water flood risk on a local basis by improving and optimising coordination between relevant stakeholders. SWMPs build on 'Strategic Flood Risk Assessments' and provide the vehicle for local organisations to develop a shared understanding of local flood risk and establish an action plan, including setting out priorities for action, maintenance needs and links into development framework and emergency plans. Also to be used as evidence when formulating general planning policies relating to surface water flooding such as use of SuDS. Identifies St Neots, Huntingdon, St Ives, Sawtry and Godmanchester as wetspots and St Neots for additional modelling work
Key Objectives	Identify areas at risk of surface water flooding, referred to throughout as 'wetspots'; assess, compare and prioritise wetspots for detailed assessment; identify measures, assess options and confirm preferred options for the prioritised wetspots; and make recommendations for next steps.
Implications for the SA/ Local Plan	Account for surface water 'wetspots' identified in SWMP, particularly at St Neots, in identifying allocations.

## Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Making Space for Water (DEFRA, 2004)</a>	<p><b>Objectives:</b> manage the risks from flooding and coastal erosion by employing an integrated portfolio of approaches which reflect both national and local priorities, so as: to reduce the threat to people and their property; and to deliver the greatest environmental, social and economic benefit, consistent with the Government's sustainable development principles. To secure efficient and reliable funding mechanisms that deliver the levels of investment required to achieve the vision of this strategy.</p> <p><b>Implications:</b> Address flood risk in allocations and policies.</p>
<a href="#">Cambridgeshire's Local Flood Risk Management Strategy 2015- 2020 (Cambridgeshire County Council, 2015)</a>	<p><b>Objectives:</b> understanding flood risk in Cambridgeshire; managing the likelihood and impact of flooding; helping Cambridgeshire's citizens to understand and manage their own risk; ensuring appropriate development in Cambridgeshire; and improving flood prediction, warning and post flood recovery.</p> <p><b>Implications:</b> in preparing allocations and policies: take account of the evidence contained in the Local Flood Risk Management Strategy; reduce flood risk in ways which promote green infrastructure, improve biodiversity and conserve important wildlife sites and cultural heritage; plan development site allocations in lower flood risk areas; use the Strategic Flood Risk Assessment to ensure that the allocations in the local plan is based upon up to date information.</p>

### Green Infrastructure

#### Key documents

##### NPPF requirements for Local Plans

17. encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for ...flood risk mitigation)

99. When new development is brought forward in areas which are vulnerable [to climate change], care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

114. Set out a strategic approach in Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure

##### NPPG requirements for Local Plans

8-028. green infrastructure must be well planned, designed and maintained

8-029. identify the strategic location of existing and proposed green infrastructure networks

8-029. consider how wider [green infrastructure] strategies for our area can help address cross-boundary issues and help meet the Duty to Cooperate.

8-031. Arrangements for managing green infrastructure, and for funding its management over the long-term, should be identified as early as possible

6-004. Pay particular attention to integrating climate change adaptation and mitigation approaches and looking for 'win-win' solutions that will support sustainable development, such as through the provision of multi-functional green infrastructure.

<b>PPP</b>	<a href="#"><u>The Cambridgeshire Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</u></a>
Level	Countywide/ Cambridge sub-region
Summary	Partnership strategy seeking to promote action to enhance the strategic network of Green Infrastructure.
Key Objectives	Reversing the decline of biodiversity; mitigating and adapting to climate change; promoting sustainable growth and economic development; and supporting healthy living and wellbeing.
Implications for the SA/ Local Plan	Through allocations and policies, support enhancement of strategic green infrastructure network, and in particular the identified strategic areas of importance: Huntingdonshire Fens and Woods and the Great Ouse.
<b>PPP</b>	<b>The Great Fen Project - see Wetlands section</b>



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## Relevant documents

PPP	<a href="#">Nature Nearby, Accessible Greenspace Guidance' (Natural England, 2010)</a>
Level	National
Summary	Details Natural England's standards for accessible natural greenspace (ANGSt), a set of benchmarks to ensure that new and existing residential development has access to nature.
Key Objectives	a) Improve access to green spaces; b) Improve naturalness of green spaces; c) Improve connectivity with green spaces.
Implications for the SA/ Local Plan	Support delivery of accessible natural greenspace standards (ANGSt) in Local Plan policy.

### Open Space

#### Key documents

##### NPPF requirements for Local Plans

73. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision

74. Plan for and protect open space, sports and recreational buildings and land, including playing fields

75. protect and enhance public rights of way and access, seeking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks

76-78. Opportunity to identify for special protection green areas of particular importance to local communities as Local Green Space, via Local Plans and Neighbourhood Plans,

##### NPPG requirements for Local Plans

37-001. have regard to the duty to cooperate where open space serves a wider area

37-005 - 022. Provides further guidance on designation of Local Green Space.

#### Relevant documents

<b>PPP</b>	<b>Open Space Strategy for Huntingdonshire 2010-2015 (HDC, 2010)</b>
Level	District
Summary	Provides an up to date overview of open space provision across Huntingdonshire to complement and update the 2006 Audit. It also seeks to establish a clear framework for promoting, protecting and improving open space provision.
Key Objectives	Develop an accurate and up-to-date audit of open space provision; Help provide a shared vision for the future of the districts open spaces; Promote health benefits and quality of life improvements; Promote the biodiversity value of open space; Help make the case for funding opportunities and planning obligations; Seek to protect, identify and improve locally important open spaces; Increase public awareness of the district's open spaces and improve community engagement.
Implications for the SA/ Local Plan	Protect open space in policy, and support provision of new open space in line with Developer Contributions SPD requirements.

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## Biodiversity

### Key documents

#### NPPF requirements for Local Plans

9. Pursuing sustainable development involves...moving from a net loss of bio-diversity to achieving net gains for nature
99. Local Plans should take account of climate change over the longer term, including factors such as...changes to biodiversity
109. Minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
113. Set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites...will be judged.
114. Set out a strategic approach in Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure
117. Plan for biodiversity at a landscape-scale across local authority boundaries; identify and map components of the local ecological networks; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan; aim to prevent harm to geological conservation interests; and where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.
118. Conserve and enhance biodiversity through development management decisions, applying protection, minimisation and mitigation principles to development proposals that would affect sites of biodiversity interest, commensurate to the biodiversity significance, and related level of designation, for a site. Permit and encourage proposals to conserve or enhance biodiversity.
125. Limit the impact of light pollution from artificial light on...nature conservation

#### NPPG requirements for Local Plans

8-008. seek opportunities to work collaboratively with other partners, including Local Nature Partnerships, to develop and deliver a strategic approach to protecting and improving the natural environment based on local priorities and evidence. Equally, they should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.

PPP	<a href="#">EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC (The Habitats Directive, 1992)</a> > <a href="#">Conservation (Natural Habitats, &amp;c.) Regulations 1994 (SI 2716)</a> as amended by <a href="#">Conservation of Habitats Species Regulations 2010</a>
Level	International > National
Summary	Conserve fauna and flora and natural habitats of EU importance. Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats.

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PPP	<a href="#">EC Council Directive on the Conservation of Habitats and of Wild Fauna and Flora 92/43/EEC (The Habitats Directive, 1992)</a> > <a href="#">Conservation (Natural Habitats, &amp;c.) Regulations 1994 (SI 2716)</a> as amended by <a href="#">Conservation of Habitats Species Regulations 2010</a>
Key Objectives	Sets targets for SSSIs and Regulation 48 requires screening of projects with respect to the need for Habitats Regulations Assessment (HRA).
Implications for the SA/ Local Plan	Protect habitats of European importance, and seek to support enhancement of and connections between habitats in the district via allocations and policies. Assess the impact of the Local Plan on important habitats via a Habitats Regulations Assessment.

### Relevant documents

PPP	<a href="#">Cambridgeshire Biodiversity Action Plans (CCC, Various dates)</a>
Level	Countywide/Cambridge sub-region
Summary	Action Plans monitoring the state of priority habitats and species, and identifying actions to improve their condition.
Key Objectives	Improve the condition of priority habitats and species within Cambridgeshire
Implications for the SA/ Local Plan	Support the delivery of Cambridgeshire Biodiversity Action Plans, conserving priority habitats and species, through allocations and policies.

### Documents of limited relevance

International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Council Directive on the Conservation of Wild Birds: Directive 2009/147/EC</a>	<p><u>Objectives:</u> Relates to the conservation of all species of naturally occurring wild birds in Europe. It covers the protection, management and control of these species and lays down rules for their exploitation.</p> <p><u>Implications:</u> Seek to protect bird habitats in allocations and policies.</p>
<a href="#">Strategic Plan for Biodiversity 2011–2020 - Aichi Biodiversity Targets (Convention on Biological Diversity, 2010)</a>	<p><u>Objectives:</u> Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society; Reduce the direct pressures on biodiversity and promote sustainable use; Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity; Enhance the benefits from biodiversity and ecosystem services; Enhance implementation through participatory planning, knowledge management and capacity building.</p> <p><u>Implications:</u> Protect and enhance biodiversity through allocations and policies.</p>
<a href="#">European Biodiversity Strategy, February 1998</a> > Working with the Grain of Nature: A Biodiversity Strategy for England	<p><u>Objectives:</u> Emphasises the important role of spatial planning in the conservation and sustainable use of biodiversity.</p> <p><u>Implications:</u> Support the delivery of international, national and local biodiversity strategies and priorities through plans and allocations.</p>

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International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
(DEFRA 2002) (and also Volume 1 Report on Progress 2002-2006), The UK Biodiversity Action Plan > Cambridgeshire Biodiversity Action Plans (CCC, Various dates)	
<b>National</b>	
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011)	<p><u>Objectives:</u> halt overall biodiversity loss, support healthy well-functioning ecosystems, and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p> <p><u>Implications:</u> Promote the establishment and enhancement of coherent ecological networks through allocations and policies.</p>
<a href="#">UK Post 2010 Biodiversity Framework</a>	<p><u>Objectives:</u> To set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries [of the UK], and to which their own strategies will contribute; To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy; To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; To streamline governance arrangements for UK-scale activity.</p> <p><u>Implications:</u> Promote the establishment and enhancement of coherent ecological networks through allocations and policies.</p>
<a href="#">Working with the Grain of Nature: A Biodiversity Strategy for England (DEFRA 2002)</a> (and also Volume 1 Report on Progress 2002-2006)	<p><u>Objectives:</u> Sets out the national approach to conserving biodiversity and identifies particular measures to help the protection of England's biodiversity.</p> <p><u>Implications:</u> Protect and enhance biodiversity through allocations and policies.</p>
<a href="#">Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000) (HM Government, 1981)</a>	<p><u>Objectives:</u> Aims to prevent loss of flora and fauna by making it illegal to intentionally damage wild plants and animals or their habitats.</p> <p><u>Implications:</u> Protect and enhance biodiversity through allocations and policies.</p>
<a href="#">The UK Biodiversity Action Plan (1994 and updates)</a>	<p><u>Objectives:</u> A detailed plan for the protection and enhancement of biodiversity resources. Seeks to increase public awareness of, and involvement in, conserving biodiversity and to contribute to the conservation of biodiversity on a European and global scale.</p>

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<b>International</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
	<u>Implications:</u> Support the protection of priority species and habitats through allocations and policies.
<b>County/ Cambridge sub-region</b>	
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (CCC 2001)	<p><u>Objectives:</u> Sets out information to guide planners in the consideration of biodiversity. Identifies five main objectives: protect current species and habitats; enhance existing habitats or create new areas; mitigate against potentially damaging impacts; compensate where damage is unavoidable; and monitor and enforce to assess the success of enhancement, mitigatory and compensatory measures.</p> <p><u>Implications:</u> Address issues raised in the Biodiversity Checklist through allocations and policies.</p>

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## Woodland

### Key documents

**NPPF requirements for Local Plans**

118. planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

<b>PPP</b>	<a href="#">A Tree Strategy for Huntingdonshire</a>
Level	District
Summary	Provides the Council with a framework and action plan to manage its own tree operations, and provides guidance for the care of trees in Huntingdonshire by private tree owners.
Key Objectives	Protect the trees of Huntingdonshire, through the use of sustainable management techniques; care for the trees of Huntingdonshire, by practising and promoting good tree care; plant more trees in Huntingdonshire, by carrying out and promoting appropriate planting of new trees.
Implications for the SA/ Local Plan	Support the protection of trees from new development in allocations and policies.

### Documents of limited relevance

<b>National</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
<a href="#">Government Forestry &amp; Woodlands Statement (Defra 2013)</a>	<u>Objectives</u> : protecting the nation's trees, woodlands and forests from increasing threats such as pests, diseases and climate change; improving their resilience to these threats and their contribution to economic growth, people's lives and nature; expanding them to increase further their economic, social and environmental value.



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## Wetlands

### Key documents

<b>PPP</b>	<b>The Great Fen Project &amp; Masterplan</b>
Level	Sub-district
Summary	Major wetland restoration project in the north of Huntingdonshire. Huntingdonshire District Council has adopted the Great Fen Masterplan as council policy.
Key Objectives	Restore more than 3,700 hectares of fenland habitat connecting Woodwalton Fen and Holme Fen National Nature Reserves.
Implications for the SA/ Local Plan	Support proposals that help deliver the Great Fen master-plan, and conserve the visual integrity of the Great Fen Character Area, via allocations and policies.

### Documents of limited relevance

<b>International</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
<a href="#">Convention on Wetlands of International Importance (Ramsar, Iran, 1971) (Ramsar Convention)</a> > Wildlife & Countryside Act 1981	<p><b>Objectives:</b> Intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources</p> <p><b>Implications:</b> Conserve any wetlands of international importance (Woodwalton Fen) via allocations and policies.</p>

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## Landscape

### Key documents

NPPF requirements for Local Plans	
17.	take account of the different roles and character of different areas, promoting the vitality of our main urban areas...recognising the intrinsic character and beauty of the countryside
59.	design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
97.	design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts
99.	take account of climate change over the longer term, including factors such as...changes to...landscape
109.	protect and enhance valued landscapes
113.	set criteria based policies against which proposals for any development on or affecting...landscape areas will be judged
125.	limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes
156.	Local Plan strategic policies should include conservation and enhancement of the natural and historic environment, including landscape
170.	Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.
NPPG requirements for Local Plans	
8-001.	Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles

PPP	<a href="#">Huntingdonshire Landscape and Townscape Assessment 2007 (HDC, 2007)</a>
Level	District
Summary	Provides understanding of character and composition of built and natural environment to guide development proposals.
Key Objectives	Raise the general level of awareness of what makes Huntingdonshire special; inform decisions on the inclusion of landscape and townscape policies within the local Plan; inform decisions on the need for, and extent of, landscape and townscape designations; inform strategic land use decisions such as the allocation of land for housing or the siting of major infrastructure or development proposals; inform the preparation of urban capacity studies.
Implications for the SA/ Local Plan	Account for evidence included in Huntingdonshire Landscape and Townscape Assessment on what makes Huntingdonshire's landscapes and townscapes special, in identifying allocations and developing policies.

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## Documents of limited relevance

International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">European Landscape Convention (Council of Europe 2006)</a>	<p><u>Objectives:</u> Promotes landscape protection, management and planning and European co-operation on landscape issues. The Framework set out in the Convention is being implemented through Action Plans created by Natural England, English Heritage and DEFRA with input from other partners (e.g. Forestry Commission and Local Authorities) to review policies on Landscape.</p> <p><u>Implications:</u> protect and enhance landscapes within Huntingdonshire, including both exceptional landscapes identified in policy or guidance, and also everyday landscapes, through allocations and policies.</p>
<b>County/ Cambridge sub-region</b>	
Cambridgeshire Landscape Guidelines (CCC 1991)	<p><u>Objectives:</u> increase people's awareness of landscape quality; mobilise care and action amongst the main bodies who play the most active role in generating tomorrow's landscapes; improve overall visual quality and strengthen the contrasts between landscapes in the County; integrate wildlife conservation into landscape action at all scales; protect and enhance historic features; and conserve existing features and create landmarks and 'personality' in the landscape.</p> <p><u>Implications:</u> protect and enhance visual landscape quality through allocations and policies.</p>

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## Heritage

### Key documents

#### NPPF requirements for Local Plans

- 7. an environmental role for planning – contributing to protecting and enhancing our natural, built and historic environment
- 126. set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats, taking into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
- 128. require an applicant to describe the significance of any heritage assets affected by a development proposal, including any contribution made by their setting.
- 129. identify and assess the particular significance of any heritage asset that may be affected by a proposal...take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 132. Give great weight to the conservation of a designated heritage asset, commensurate to its importance.
- 135. look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance

#### NPPG requirements for Local Plans

- 18a-004. identify specific opportunities within their area for the conservation and enhancement of heritage assets
- 18a-006. local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets.

<b>PPP</b>	<a href="#"><u>Conservation Area Character Assessment Statements (HDC, various dates)</u></a>
Level	Sub-district
Summary	Character assessments relating to various conservation areas across the district, which provide a basis for development plan policies and development management decisions within Huntingdonshire.
Key Objectives	To preserve or enhance the character or appearance of Huntingdonshire's Conservation Areas.
Implications for the SA/ Local Plan	Account for Conservation Area Character Assessment Statements in making allocations.

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## Relevant documents

<b>PPP</b>	<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>
Level	National
Summary	Act providing specific protection for buildings and areas of special architectural or historic interest
Key Objectives	Protect the built heritage of Great Britain
Implications for the SA/ Local Plan	Allocations and policies impacting on listed buildings and/or conservation areas to have regard to the Planning (Listed Buildings and Conservation Areas) Act.

<b>PPP</b>	<b>Ancient Monuments and Archaeological Areas Act (1976)</b>
Level	National
Summary	Act providing specific protection for scheduled monuments
Key Objectives	Protect the archaeological heritage of Great Britain
Implications for the SA/ Local Plan	Allocations and policies impacting on sites of archaeological interest will need to have regard to the Ancient Monuments and Archaeological Areas Act.

## Documents of limited relevance

<b>International</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
<a href="#">Valetta Convention</a> (European Convention on the protection of Archaeological Heritage) 1992 > The Ancient Monuments and Archaeological Areas Act 1979	<p><u>Objectives</u>: Recognises importance of and clarifies definition of archaeological heritage.</p> <p><u>Implications</u>: Protect and enhance archaeological heritage features within the district, through allocations and policies.</p>
<b>National</b>	
<a href="#">Vision statement on the Historic Environment of England (2010)</a>	<p><u>Objectives</u>: Establishes the vision that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.</p> <p><u>Implications</u>: Protect and enhance heritage assets within the district, recognising their economic, social and cultural contribution to Huntingdonshire, through allocations and policies.</p>

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International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Historic Environment Good Practice in Planning Note 1</a>	<p><b>Objectives:</b> provide information to assist in implementing historic environment policy in the NPPF and NPPG.</p> <p><b>Implications:</b> when developing allocations and policies, consider particular the interrelationship between conserving the historic environment and other social, economic and environmental goals.</p>

### Climate Change

N.B. For renewable energy and flood-related climate change impacts, see Flood Risk (above) and Energy (below) sections.

#### Key documents

##### NPPF requirements for Local Plans

- 7. Mitigate and adapt to climate change including moving to a low carbon economy
- 30. Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- 93. Shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 94. Adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
- 95. Plan for new development in locations and ways which reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; and when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.
- 96. In determining planning applications, local planning authorities should expect new development to: comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 99. Take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.
- 156. Include strategic policies to deliver climate change mitigation and adaptation, and cooperate with relevant bodies on this issue (178)

##### NPPG requirements for Local Plans

- 6-001. Ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment
- 6-004. Pay particular attention to integrating adaptation and mitigation approaches and looking for 'win-win' solutions that will support sustainable development...be aware of and avoid the risk of maladaptation (adaptation that could become more harmful than helpful).
- 6-005. Take into account climate change risks in a realistic way when promoting adaptation, including: identifying no or low cost responses to climate risks that deliver multiple benefits; building in flexibility to allow future adaptation if it is needed; considering the potential vulnerability of a development to climate change risk over its whole lifetime.



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## NPPF requirements for Local Plans

26-013. Consider the structure, layout and design of places to help reduce their resource requirements in terms of energy demands, water and land take, and to help sustain natural ecosystems.

### Relevant documents

<b>PPP</b>	<a href="#">Climate Change Act 2008 (HM Government, 2008)</a>
Level	National
Summary	Long term binding framework to tackle climate change.
Key Objectives	Setting ambitious, legally binding targets; Taking powers to help meet those targets; Strengthening the institutional framework; Enhancing the UK's ability to adapt to the impact of climate change; and Establishing clear and regular accountability to UK Parliament. Key aim of the Act is to improve carbon management helping the transition towards a low-carbon economy through the setting of carbon emission targets.
Implications for the SA/ Local Plan	Support delivery of national targets for cutting carbon emissions, seeking to minimise and mitigate climate change emissions arising from new development, via allocations and policies.

<b>PPP</b>	<a href="#">Planning &amp; Compulsory Purchase Act 2004</a>
Level	National
Summary	Act setting out, among other things, a framework for local plan-making
Key Objectives	Local Plans should include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.
Implications for the SA/ Local Plan	Mitigate climate change emissions arising from new development, and seek to make new development resilient to climate change, through allocations and policies.

### Documents of limited relevance

<b>International</b>	<b>Objectives, targets or requirements of the plan or programme</b>
<a href="#">Kyoto Protocol &gt; Climate Change Act 2008</a>	<p><b>Objectives:</b> Reduce greenhouse gases by 5% of 1990 levels by 2008-12. UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal of a 20% reduction in CO<sub>2</sub> emissions below 1990 levels by 2010.</p> <p><b>Implications:</b> Mitigate climate change emissions arising from new development through allocations and policies.</p>
<a href="#">UN Climate Change Convention Paris (2015)</a>	<p><b>Objectives:</b> mitigation: reducing emissions; transparency and global stocktake; adaptation; loss and damage; support. Key goals include: a long-term goal of keeping the increase in global average temperature to well below 2°C above pre-industrial levels, and aim to limit the increase to 1.5°C. Key goals for cities and organisations including local authorities</p>

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International	Objectives, targets or requirements of the plan or programme
	<p>include: scale up their efforts and support actions to reduce emissions; build resilience and decrease vulnerability to the adverse effects of climate change; uphold and promote regional and international cooperation.</p> <p><u>Implications:</u> Mitigate climate change emissions arising from new development, and seek to make new development resilient to climate change, through allocations and policies.</p>
<b>National</b>	
<p>UK Climate Change Risk Assessment (HM Government, 2012)</p>	<p><u>Objectives:</u> Identifies the main priorities for adaptation in the UK under 5 key themes identified in the CCRA 2012 Evidence Report - Agriculture and Forestry; Business, industries and Services; Health and Wellbeing; Natural Environment and Buildings and Infrastructure - and describes the policy context, and action already in place to tackle some of the risks in each area.</p> <p><u>Implications:</u> Seek to make new development resilient and adaptable to the effects of climate change, through allocations and policies.</p>
<p>The National Adaptation Programme: Making the country resilient to a changing climate (HM Government, 2013)</p>	<p><u>Objectives:</u> The National Adaptation Programme (NAP) contains a register of actions which includes all the actions agreed in the programme so far. It also aligns risks identified in the Climate Change Risk Assessment to actions being undertaken or to be undertaken and the time scales according to each theme. The NAP is divided into chapters looking at the: Built environment, Infrastructure, Healthy and resilient communities, Agriculture and forestry, Natural environment, Business and local government.</p> <p><u>Implications:</u> Seek to make new development resilient and adaptable to the effects of climate change, through allocations and policies.</p>
<p><a href="#">Climate Change Adaptation By Design (TCPA, 2007)</a></p>	<p><u>Objectives:</u> Aims to communicate the importance of adapting to some degree of inevitable climate change, and to show how adaptation can be integrated into the planning, design and development of new and existing communities.</p> <p><u>Implications:</u> Seek to make new development resilient and adaptable to the effects of climate change, through allocations and policies, incorporating learning from this document.</p>
<b>Regional</b>	
<p><a href="#">Living with Climate Change in the East of England (East of England Sustainable Development Roundtable 2003)</a></p>	<p><u>Objectives:</u> keeping options open so that extra measures can be added in the future; avoiding making decisions that make it more difficult to cope with climate change in the future; and trying to find no-regrets options that deliver benefits whatever the extent of climate change.</p> <p><u>Implications:</u> Seek to make new development resilient and adaptable to the effects of climate change, through allocations and policies.</p>
<b>County/ Cambridge sub-region</b>	

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International	Objectives, targets or requirements of the plan or programme
Climate Change and Environment Strategy: Meeting the Challenges in Cambridgeshire (CCC 2008)	<u>Objectives:</u> Sets out vision to promote the county council as an energy efficient authority leading in the achievement of national CO2 targets and a low carbon economy through the use of sustainable construction methods, improved sustainable transport modes and effective conservation of the built and natural environment. Identifies that the vision will be achieved through a number of policies relating to climate change, environmental pollution, and the natural and built surroundings.

### Energy

#### Key documents

##### NPPF requirements for Local Plans

- 17. Encourage the use of renewable resources (for example, by the development of renewable energy)
- 93. Support the delivery of renewable and low carbon energy and associated infrastructure
- 97. Recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources: have a positive strategy to promote energy from renewable and low carbon sources; design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts; consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
- 95. Actively support energy efficiency improvements to existing buildings
- 98. Not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
- 156. Set out strategic policies to deliver the provision of infrastructure for energy (including heat)
- 162. Assess the quality and capacity of infrastructure for...energy (including heat),

##### NPPG requirements for Local Plans

- 5-003. When drawing up a Local Plan first consider what the local potential is for renewable and low carbon energy generation
- 5-032. Suitable areas for wind energy development will need to be allocated clearly in a Local or Neighbourhood Plan.
- 5-005. in considering suitable areas for renewable energy, local planning authorities will need to ensure they take into account the requirements of the technology and, critically, the potential impacts on the local environment, including from cumulative impacts. The views of local communities likely to be affected should be listened to.

#### Relevant documents

PPP	<a href="#">Written Ministerial Statement (HCWS42) regarding wind energy development (2015)</a>
Level	National
Summary	Written Statement made by Secretary of State for Communities and Local Government (Greg Clark) revising national policy on renewable energy development.

# Appendix 1: Environment - Plans Reviewed

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<b>PPP</b>	<a href="#">Written Ministerial Statement (HCWS42) regarding wind energy development (2015)</a>
Key Objectives	When determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if: the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
Implications for the SA/ Local Plan	Consider identifying areas of land as suitable for wind energy development in the Local Plan.

<b>PPP</b>	<a href="#">Wind Energy Development in Huntingdonshire Supplementary Planning Document (2014)</a>
Level	District
Summary	Supplementary Planning Document providing guidance on the application of existing policies in the adopted Development Plan.
Key Objectives	<p>Part 1: provide information on the relative sensitivity and capacity of the district's landscapes in relation to wind turbines; indicate criteria that need to be taken into account when considering specific proposals of this type; and provide guidance on potential mitigation measures where appropriate.</p> <p>Part 2: evaluate the current cumulative landscape and visual impacts of wind turbine developments in the district; provide guidance on criteria for the assessment of cumulative landscape and visual impacts of wind turbine developments</p>
Implications for the SA/ Local Plan	Use evidence included in Wind Energy Development SPD to inform any wind energy policy.

### Relevant documents

<b>PPP</b>	<a href="#">European Directive on the Energy Performance of Buildings 2002/91/EC</a>
Level	International
Summary	European legislation promoting the improvement in energy performance of buildings. Established through Code for Sustainable Homes (now abolished) & BREEAM. Baseline set by Part L of Building Regulations
Key Objectives	Energy performance certificate to be produced on the sale, rent or construction of a building; display energy certificate to be produced and displayed in large public buildings; air conditioning equipment above a certain size to be inspected regularly.
Implications for the SA/ Local Plan	Consider setting energy performance requirements in excess of Part L Building Regulations for non-residential development, using the BREEAM standards.

# Environment - Plans Reviewed Appendix 1:

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## Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Planning and Energy Act 2008 (HM Government, 2008)</a>	<p><u>Objectives:</u> Builds on policies and provisions in Climate Change Programme. Allows local authorities to include policies and proposals that will secure energy efficiency improvements in excess of Part L Building Regulations including: a proportion of energy used in development in their area to be energy from renewable sources; a proportion of energy used in development in their area to be low carbon; and development in their area to comply with energy efficiency standards that exceed the energy requirements of building requirements (N.B. These freedoms have been removed for residential development).</p> <p><u>Implications:</u> Consider setting energy performance requirements in excess of Part L Building Regulations for non-residential development.</p>
<a href="#">Sustainable energy by design (TCPA, 2006)</a>	<p><u>Objectives:</u> Aims to show how sustainable energy can be integrated into the planning, design and development of new and existing communities. It promotes opportunities for sustainable energy and considers the role of the planning system, communities, other stakeholders and delivery bodies.</p> <p><u>Implications:</u> Promote renewable energy in policies and allocations.</p>
<b>County/ Cambridge sub-region</b>	
Cambridgeshire Renewables Infrastructure Framework (CRIF) – Final Report: Finance, Delivery and Engagement (Camco for Cambridgeshire Horizons, 2011+)	<p><u>Objectives:</u> to serve as an evidence base for the introduction of the Community Infrastructure Levy by identifying the renewable energy Infrastructure needed to meet low-carbon development aims, allowing the collection of developer contributions as part of the funding solution for such projects; informing ongoing development of development plans alongside other evidence based work, with the aim of creating the policy platform for renewable energy infrastructure investment; informing the proposed Community Energy Fund (CEF), identifying opportunities for more flexible sources of low carbon infrastructure investment and to complement the Low Carbon Development Initiative (LCDI), which is bringing forward and reducing the risk of renewable energy projects to enable investment.</p> <p><u>Implications:</u> Consider identifying areas suitable for renewable energy in the Local Plan.</p>

# Appendix 1: Environment - Plans Reviewed

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## Pollution

### Key documents

#### NPPF requirements for Local Plans

17. Contribute to conserving and enhancing the natural environment and reducing pollution.

109. Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

110. Minimise pollution and other adverse effects on the local and natural environment

120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

121. Planning policies and decisions should also ensure that: the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural

environment arising from that remediation; after remediation, as a minimum, land should not be capable of being

determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is presented.

122. In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes.

123. Planning policies and decisions should aim to: avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

#### NPPG requirements for Local Plans

32-002. Take into account air quality management areas



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### NPPF requirements for Local Plans

32-002. Consider: the potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments; the impact of point sources of air pollution (pollution that originates from one place); and, ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution.

39-065. Know the location of hazardous installations and take into account the likely advice on applications within these zones when preparing plans.

33-005. Consider a strategic, phased approach to dealing with potential contamination if this is an issue over a wide area, and in doing so, recognise that dealing with land contamination can help contribute to achieving the objectives of EU directives such as the Water Framework Directive; use sustainability appraisal to shape an appropriate strategy, including through work on the 'baseline', appropriate objectives for the assessment of impact and proposed monitoring; allocate land which is known to be affected by contamination only for appropriate development – and be clear on the approach to remediation; have regard to the possible impact of land contamination on neighbouring areas (e.g. by polluting surface water or groundwater); and be clear on the role of developers and requirements for information and assessments.

31-002 - 007. Seek to minimise and mitigate light pollution, considering where, when and how much light shines, and considering possible ecological impacts.

30-001 - 012. Seek to minimise and mitigate any adverse effects created by noise, following the guidance set out in the NPPG and Noise Policy Statement for England.

PPP	<b>The Air Quality Strategy for England, Scotland and Wales 2007 (DEFRA 2007) &gt; <a href="#">Joint Air Quality Action Plan for the Cambridgeshire Growth Area (HDC, SCDC &amp; Cambridge City Council, 2009)</a></b>
Level	National > countywide/sub-regional
Summary	Sets out a way forward for work and planning issues on air quality. Sets out air quality standards and objectives to be achieved. Identifies new national policy measures.  Introduces a new policy framework for tackling fine particles. > Reviews all of the existing air quality information across the region, identifies the key causes in each management area and assesses the necessary actions needed to improve pollutant levels in those areas
Key Objectives	Improve air quality in identified air quality management areas, and minimise air pollution across the districts included in the Plan.
Implications for the SA/ Local Plan	Through allocations and policies, seek to improve air quality in identified air quality management areas, and minimise and mitigate air pollution across the district, accounting for the actions in the Joint Air Quality Action Plan.

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## Documents of limited relevance

International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan	
<a href="#">European Air Quality Framework Directive (2008/50/EEC)</a> > The Air Quality Standards Regulations 2010	Objectives	Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and/ or alert thresholds set for ambient air pollution levels. Targets set for specific oxides.
	Implications	Seek to minimise and mitigate air pollution through allocations and policies.
<b>National</b>		
<a href="#">Noise Policy Statement for England (Defra, 2010)</a>	Objectives	Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development: avoid significant adverse impacts on health and quality of life; mitigate and minimise adverse impacts on health and quality of life; and where possible, contribute to the improvement of health and quality of life.
	Implications	Ensure that policies support health and quality of life, including by minimising and mitigating any adverse impacts created by noise, following the approach set out in the Noise Policy Statement for England.
The Air Quality Strategy for England, Scotland and Wales 2007 (DEFRA 2007)	Objectives	Improve air quality in England, Scotland and Wales, with specific targets for specific pollutants.
	Implications	Seek to minimise and mitigate air pollution through allocations and policies.

### Waste and Recycling

#### Key documents

##### NPPF requirements for Local Plans

###### 7. Minimise waste

156. Include strategic policies to deliver...the provision of infrastructure for waste management

N.B. NPPF content regarding minerals and waste planning is not relevant to the Local Plan.

##### NPPG requirements for Local Plans

28-010. Work constructively with waste planning authorities to identify and protect those sites needed for waste management facilities, considering the need for waste management alongside other spatial planning objectives; integrate local waste management opportunities in proposed new development; consider, where relevant, the likely impact of proposed, non-waste related development on existing waste management sites and on sites and areas allocated for waste management; promote sound management of waste from any proposed development, such as encouraging on-site management of waste where this is appropriate, or including a planning condition to encourage or require the developer to set out how waste arising from the development is to be dealt with; including a planning condition promoting sustainable design of any proposed development through the use of recycled products, recovery of on-site material and the provision of facilities for the storage and regular collection of waste.

#### Documents of limited relevance

International	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<p>European Waste Framework Directive (2006/12/EC) &gt; Waste Minimisation Act 1998, Household Waste Recycling Act 2003</p>	<p><u>Objectives:</u> The prevention or reduction of waste production and its harmfulness by: the development of technologies more sparing in their use of resources; the use of products designed so as to make no or the smallest possible contribution, by the nature of their manufacture, use or disposal, to increasing the amount or harmfulness of waste and pollution hazards; the development of appropriate techniques for the final disposal of dangerous substances contained in waste destined for recovery; and the recovery of waste by means of recycling, reuse or reclamation with a view to extracting raw materials; or the use of waste as a source of energy.</p> <p><u>Implications:</u> Require household waste and recycling facilities to be included in the design of new development; consider requiring construction methods that minimise waste.</p>
<p><a href="#">Landfill Directive (99/31/EC)</a></p>	<p><u>Objectives:</u> To provide for measures, procedures and guidance to prevent or reduce effects on the environment, in particular the pollution of surface water, ground water, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from landfilling of waste, during the whole life-cycle of the landfill.</p> <p><u>Implications:</u> Require household waste and recycling facilities to be included in the design of new development; consider requiring construction methods that minimise waste.</p>
<p><b>National</b></p>	

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<p><a href="#">Waste Strategy for England and Wales 2007 (DEFRA 2007)</a></p>	<p><b>Objectives:</b> Emphasises the waste hierarchy and sets requirements to meet landfill directive targets as well as a national target for recycling and composting of 50% of household waste by 2020.</p> <p><b>Implications:</b> Require household waste and recycling facilities to be included in the design of new development; consider requiring construction methods that minimise waste.</p>
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## Appendix 2: Social - Plans Reviewed

NPPF requirements for Local Plans	
17.	take account of and support local strategies to improve...social and cultural wellbeing for all
21.	identify priority areas for...infrastructure provision
31.	work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure
156.	Local Plans to include strategic policies to deliver the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); health, security, community and cultural infrastructure and other local facilities.
162.	Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure...take account of the need for strategic infrastructure including nationally significant infrastructure within their areas
173.	the costs of any requirements likely to be applied to development, including among other things,infrastructure contributions, should...provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable
175.	Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan
177.	infrastructure and development policies should be planned at the same time, in the Local Plan

PPP	<a href="#">Huntingdonshire Community Infrastructure Levy: Charging Schedule, Background Paper, Viability Testing of Charges (inc. Addendums) and Infrastructure Project List (HDC and Drivers Jonas Deloitte, 2011)</a>
Level	District
Summary	Documents relating to the Huntingdonshire Community Infrastructure Levy
Key Objectives	Support delivery of infrastructure to support development in Huntingdonshire
Implications for the SA/ Local Plan	Incorporate Community Infrastructure Levy charges into the calculations regarding testing the viability of the Local Plan.

PPP	<a href="#">Developer Contributions Supplementary Planning Document (SPD) (HDC, 2011)</a>
Level	District
Summary	Sets out the council's policy for securing developer contributions from new developments that require planning permission. The SPD is supplementary to the Adopted Huntingdonshire Core Strategy, particularly Policy CS10.
Key Objectives	Support delivery of infrastructure to support development in Huntingdonshire

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<b>PPP</b>	<a href="#">Developer Contributions Supplementary Planning Document (SPD) (HDC, 2011)</a>
Implications for the SA/ Local Plan	Incorporate developer contributions requirements into the calculations regarding testing the viability of the Local Plan.

### Relevant Documents

<b>PPP</b>	<a href="#">Huntingdonshire Infrastructure Business Plan 2013-14</a>
Level	District
Summary	Identifies and prioritises infrastructure requirements to support the Huntingdonshire Core Strategy to 2026
Key Objectives	Ensure that development in Huntingdonshire is supported by the required infrastructure
Implications for the SA/ Local Plan	Take account of infrastructure requirements when assessing deliverability and viability of the local plan.

### Documents of limited relevance

<b>National</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for the SA and/or Local Plan</b>
Human Rights Act 1998 (HM Government 1998)	<p><u>Objectives</u>: Primary legislation covering human rights which sets out basic civil and political rights of individuals. Includes the right to peaceful enjoyment of a dwelling, to privacy and protection of privacy by law. Freedom of opinion and expression.</p> <p><u>Implications</u>: Provide housing to meet the population's needs.</p>
<b>District</b>	
Huntingdonshire Infrastructure Delivery Plan (2017)	Objectives: to understand the capacity of existing infrastructure provision; to determine infrastructure requirements to support planned levels of growth; to estimate costs, funding sources and phasing of delivery; to identify key bodies with responsibility for delivering infrastructure; and to inform the drafting of policies to be included in the emerging Local Plan.

## Health and Wellbeing

### Key documents

NPPF requirements for Local Plans	
69.	Local planning authorities should aim to involve all sections of the community in the development of Local Plans
69.	Planning policies and decisions should aim to achieve places which promote: opportunities for meetings between members of the community; safe and accessible environments (security); and safe and accessible developments (encouraging active use of communal areas).
70.	Plan for and protect the social, recreational and cultural facilities and services the community needs
73-75.	Plan for and protect public open space, sports and recreational buildings and land, and public rights of way
NPPG requirements for Local Plans	
53-001.	ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans
53-002.	Consider the local health and wellbeing strategy in plan-making
53-003.	Work with relevant health organisations in plan-making
53-004.	Consider opportunities for promoting healthy lifestyles
53-005.	Defines a healthy community as being one which: supports healthy behaviours and reductions in health inequalities; promotes active lifestyles; provides good access to services and facilities, open space and food growing, and is accessible by walking, cycling and public transport; enables social interaction, and meets the needs of all members of the community.

PPP	<a href="#">Cambridgeshire Health &amp; Wellbeing Strategy 2012-17</a>
Level	Countywide
Summary	Countywide partnership strategy for how to address the current and future health needs of the local population.
Key Objectives	<p>Priority 5 focuses on creating a sustainable environment in which communities can flourish, identifying the following initial actions to address the priority:</p> <ul style="list-style-type: none"> <li>• Develop and maintain effective, accessible and affordable transport links and networks, within and between communities;</li> <li>• Ensure that housing, land-use planning and development strategies for new and existing communities consider the health and wellbeing impacts for residents;</li> <li>• Encourage the use of green, open spaces, including public rights of way and activities such as walking and cycling.</li> <li>• Seek the views of local people and build on the strengths of local communities...to enhance social cohesion and promote social inclusion of marginalised groups and individuals.</li> </ul>



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<b>PPP</b>	<a href="#">Cambridgeshire Health &amp; Wellbeing Strategy 2012-17</a>
Implications for the SA/ Local Plan	Include allocations and policies that enable accessible travel within and between communities, and provide green, open spaces. Involve communities in the plan-making process.

## Relevant Documents

<b>PPP</b>	<a href="#">Cambridgeshire County Council Business Plan 2016-2017</a>
Level	Sub-regional to sub-district
Summary	County council strategy for focusing funding and services for the current financial year.
Key Objectives	<ul style="list-style-type: none"> <li>• Older people live well independently</li> <li>• People with disabilities live well independently</li> <li>• Places that work with children help them to reach their full potential</li> <li>• The Cambridgeshire economy prospers to the benefit of all residents</li> <li>• People lead a healthy lifestyle and stay healthy for longer</li> <li>• People live in a safe environment</li> <li>• People at risk of harm are kept safe</li> </ul>
Implications for the SA/ Local Plan	Consider how local plan policies can support the aspirations of older people living well independently, people with disabilities living well independently, the Cambridgeshire economy prospering to the benefit of all residents, people leading a healthy lifestyle and staying healthy for longer, and people living in a safe environment.

<b>PPP</b>	<a href="#">Plugging Health into Planning: evidence and practice (2011)</a>
Level	National
Summary	Draws together an evidence base for integrating health into spatial planning and illustrates it with a range of best practice examples from around England. Its purpose is to help practitioners ensure that the planning functions they deliver provide the most beneficial outcomes for the health and wellbeing of the community.
Key Objectives	Reducing health inequalities; reducing obesity and coronary; heart diseases; reducing respiratory diseases; improving mental health and wellbeing; reducing road traffic fatalities and injuries; improving access to healthy food; reducing climate change-related health problems.
Implications for the SA / Local Plan	Work with health colleagues to understand how the local plan could support healthy communities; consider including Health Impact Assessment policy requirements. Seek to support environments that: enable active travel; maintain or improve air quality; provide access to green space; and enable safe streets.

## Documents of limited relevance

<b>National</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for the SA and/or Local Plan</b>
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<p><a href="#">Cambridgeshire County Council Strategy for Supporting New Communities 2015-2020</a></p>	<p><b>Objectives:</b> Ensure that infrastructure in new communities is designed to meet the needs of the community now and in the future; support the development of a self-supporting, healthy and resilient community; ensure that where people's needs are greater than can be met within community resources they are supported by the right services and are helped to return to independence</p> <p><b>Implications:</b> Consider how local plan policies can help deliver required community infrastructure, support safe communities through neighbourhood design, support independent living through provision of a wide range of homes and support healthy lifestyles.</p>
<p><a href="#">Care Act 2014</a></p>	<p><b>Objectives:</b> Defines and promotes the wellbeing of the individual; promotes integration of social care with health and related services, including planning; promotes the aspiration of preventing, reducing or delaying needs.</p> <p><b>Implications:</b> Consider how policies can support the wellbeing of all, including supporting social care and health sector priorities, and in particular enabling independent living for those with care needs.</p>
<p><a href="#">Promoting and creating built or natural environments that encourage and support physical activity NICE public health guidance 8 (NICE, 2008)</a></p>	<p><b>Objectives:</b> Sets out 7 recommendations to help promote and create built and natural environments that encourage and support physical activity.</p> <p><b>Implications:</b> Seek to provide environments that encourage active travel; ensure pedestrians, cyclists etc. are given priority when developing streets; plan and provide a comprehensive network of routes for walking, cycling etc; provide green spaces in accessible locations.</p>
<p><a href="#">Planning and Design for Outdoor Sport and Play (Fields In Trust, 2008)</a></p>	<p><b>Objectives:</b> Sets out guidance for provision of outdoor sports and play facilities.</p> <p><b>Implications:</b> Consider using benchmark standards for provision of outdoor sports and play as defined in Planning &amp; Design for Outdoor Sport &amp; Play.</p>
<p><a href="#">Huntingdonshire Sports Facilities Standards Report (HDC 2008)</a></p>	<p><b>Objectives:</b> Plan strategically and ensure sustainability of future provision; set out expectations for S106 contributions from developers towards current and future sports facility provision; identify priorities and objectives for the Sustainable Community Strategy (no longer extant); identify what provision is needed in St Neots given the significant population increase planned; identify how best to provide for those living in rural areas; increase participation at local level.</p> <p><b>Implications:</b> Incorporate sports facilities requirements, as translated into Developer Contributions SPD, when assessing deliverability and viability of the local plan.</p>

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## Population

No relevant Plans Policies or Programmes.

### Housing

#### Key documents

##### NPPF requirements for Local Plans

47. boost significantly the supply of housing...meet the full, objectively assessed needs for market and affordable housing in the housing market area...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements; identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

50. Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities,

51. Identify and bring back into residential use empty housing and buildings

52. Consider whether new homes might be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns

54. plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate

55. Locate housing where it will enhance or maintain the vitality of rural communities

##### NPPG requirements for Local Plans

2a. Follow NPPG methodology for assessing the need for market and affordable housing

3. Follow NPPG methodology for completing an assessment of land availability, including identifying sites and broad locations with potential for development; assessing their development potential; and assessing their suitability for development and the likelihood of development coming forward (the availability and achievability).

50-001. blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

50-001. Rural housing is essential to ensure viable use of local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship.

56. Apply optional housing technical standards for: accessibility and wheelchair housing standards, water efficiency standards, and internal space standards where there is local evidence to justify these, and where such requirements have been tested for viability.

57-001ff. Keep and have regard to a self and custom-build housing register.

##### Implications for SA, where this differs from the requirements above

In some cases it may not be the most environmentally sustainable option to meet the full objectively assessed needs for market and affordable housing.

In some cases it might be more socially or environmentally sustainable to require all housing to meet optional standards, even where this has not met viability testing.

In some cases, locating housing where it will enhance or maintain the vitality of rural communities may lead to an increase in travel by private car.

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<b>PPP</b>	<a href="#"><u>Cambridgeshire &amp; Peterborough Memorandum of Cooperation: Supporting the Spatial Approach 2013</u></a>
Level	County/Cambridge sub-region
Summary	Based upon evidence set out in the Cambridge sub-region Strategic Housing Market Assessment 2013, identifies the agreed level of housing provision for each Cambridge sub-region district to meet the overall identified need for additional housing within the Cambridge Sub Region Housing Market Area.
Key Objectives	Identifies that Huntingdonshire will provide for 21,000 homes (both market and affordable) between 2011 and 2036.
Implications for the SA/ Local Plan	Local Plan: Identify allocations to meet the agreed provision of 21,000 homes (both market and affordable) between 2011 and 2036.  SA: Providing 21,000 homes in Huntingdonshire between 2011 and 2031 may not be the most environmentally sustainable option.

<b>PPP</b>	<b>Cambridgeshire Older People's Accommodation Strategy 2016</b>
Level	County/Cambridge sub-region
Summary	Strategy responding to older people's short, medium and long term needs for accommodation in Cambridgeshire.
Key Objectives	Co-ordinate health, housing and social care agencies so that these partners' work supports older people's access to accommodation that they want to live in and that enables them to remain independent within their community wherever possible.
Implications for the SA/ Local Plan	Consider supporting, through allocations and policy, a variety of housing models that are tailored to meet the varying needs of older people. In relation to large scale allocations in particular, consider opportunities for supporting new neighbourhoods that are designed to meet the needs of all, including older people, such as by providing safe walking routes, opportunities for social interaction, and proximity to services like shops or buses.

<b>PPP</b>	<b>Huntingdonshire Housing Strategy (2016-19)</b>
Level	District
Summary	Identifies the district's priorities for provision of housing recognising the changing age structure of residents and the level of need for affordable housing.
Key Objectives	To promote affordable and age appropriate housing in Huntingdonshire to meet the needs of residents for high quality affordable housing.
Implications for the SA/ Local Plan	Consider how policies can: enable delivery of an appropriate supply and mix of new housing, increase affordable housing supply, support local initiatives to increase the supply of affordable housing to meet local needs, enable the vulnerable to live independently, and promote health.

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<b>PPP</b>	<b>Planning Policy for Traveller Sites</b>
Level	National
Summary	Sets out the Government's planning policy for traveller sites. It should be read in conjunction with the National Planning Policy Framework.
Key Objectives	<ul style="list-style-type: none"> <li>• that local planning authorities should make their own assessment of need for the purposes of planning</li> <li>• to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites</li> <li>• to encourage local planning authorities to plan for sites over a reasonable timescale</li> <li>• that plan-making and decision-taking should protect Green Belt from inappropriate development</li> <li>• to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites</li> <li>• that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective</li> <li>• for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies</li> <li>• to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply</li> <li>• to reduce tensions between settled and traveller communities in plan-making and planning decisions</li> <li>• to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure</li> <li>• for local planning authorities to have due regard to the protection of local amenity and local environment</li> </ul>
Implications for the SA/ Local Plan	Support the provision of traveller sites in appropriate locations that enable travellers to access services and facilities, while protecting the local environment.

### Relevant documents

<b>PPP</b>	<b>The Self-build and Custom Housebuilding Act 2015</b>
Level	National
Summary	Requires Local Authorities to maintain a self/custom build register, and to have regard to the number of people on the register in fulfilling its housing and planning functions
Key Objectives	To increase the number of self/custom built properties in England and Wales
Implications for the SA/ Local Plan	Support the provision of self and custom build housing to meet the needs identified on the Huntingdonshire self and custom house build register

# Appendix 2: Social - Plans Reviewed

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## Documents of limited relevance

<b>National</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for the SA and/or Local Plan</b>
Huntingdonshire District Council Homelessness Strategy 2011	<p><u>Objectives:</u> Prevent homelessness by maintaining households in their current home wherever possible; provide a range of accessible and affordable housing options across all tenures; reduce the number of households in temporary accommodation; improve performance management, organisational efficiency and cross boundary collaboration.</p> <p><u>Implications:</u> Support the provision of a range of accessible and affordable housing options across all tenures, via allocations and policies.</p>



## Deprivation and Crime

### Key documents

#### NPPF requirements for Local Plans

58./69. create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion

156. Local Plans should include strategic policies which address the provision of security infrastructure

161. Use evidence to identify locations of deprivation which may benefit from planned remedial action

#### NPPG requirements for Local Plans

26-010. Integrate crime reduction into design requirements, working with the police force to analyse and share relevant information and good practice

# Appendix 2: Social - Plans Reviewed

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## Access to Services

### Key documents

NPPF requirements for Local Plans
7. Social role for the planning system - provide accessible local services that reflect the community's needs and support its health, social and cultural well-being
17. deliver sufficient community and cultural facilities and services to meet local needs.
21. Planning policies should recognise and seek to address potential barriers to investment, including ...any lack of...services.
23-27. Promote the vitality of town centres as accessible locations for retail and leisure development
28. promote the retention and development of local services and community facilities in villages
35. Provide accessible public transport facilities
38. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties
70. Plan for and protect valued services and facilities
58. ensure that developments...support local facilities
69. create a shared vision with communities of the residential environment and facilities they wish to see
156. strategic policies to deliver...retail, leisure and other commercial development...health, security, community and cultural infrastructure and other local facilities
NPPG requirements for Local Plans
50-001. Rural housing is essential to ensure viable use of local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship.

### Documents of limited relevance

Table 2.1

Regional	Objectives, targets or requirements of the plan or programme and implications for SA and/or Local Plan
A Better Life: The role of Culture in the Sustainable Development of the East of England (Living East 2006)	<p><u>Objectives:</u> Put culture at the core of the region's life for every resident and visitor.</p> <p><u>Implications:</u> Consider access to cultural facilities when preparing plan allocations and policies.</p>

## Appendix 3: Economic - Plans Reviewed

### Key documents

#### NPPF requirements for Local Plans

7. ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and identify and coordinate development requirements, including the provision of infrastructure

17. identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

21. set out a clear economic vision and strategy for their area; set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; support existing business sectors...and identify and plan for new or emerging sectors likely to locate in their area; plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

28. support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

#### NPPG requirements for Local Plans

2a-030 - 034. Follow NPPG approach to assessing economic development needs

3. Follow NPPG approach to assessing economic land availability

<b>PPP</b>	<b>Huntingdonshire Economic Growth Plan 2013-2023 (2013)</b>
Level	District
Summary	10 year economic strategy for Huntingdonshire
Key Objectives	<ul style="list-style-type: none"> <li>• Build a flexible and resilient workforce, by attracting skilled, working people into Huntingdonshire to meet the needs of business and by supporting all existing Huntingdonshire communities so that they can benefit from economic growth.</li> <li>• Huntingdonshire will be a location of choice. By fostering the right environment for investment, by people and business, Huntingdonshire will take its place in the top 10 best places to live, work and invest in England by 2023.</li> <li>• Foster a culture of enterprise, by supporting the existing business base, encouraging investment from businesses in high value sectors into the district and by encouraging entrepreneurship at an early age</li> </ul>
Implications for the SA/ Local Plan	Support the critical infrastructure needed to support economic growth; support employment and housing growth at Alconbury Weald to enable success of Alconbury Enterprise Zone; support the continued diversification of the rural economy; protect viable existing employment locations.

# Appendix 3: Economic - Plans Reviewed

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## Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme/ Implications for SA and/ or Local Plan
<a href="#">Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (2008)</a>	<p><u>Objectives:</u> help ensure the planning system brings a positive, lasting legacy of places in which people actually want to live. It suggests changes to the planning system necessary to deliver vibrant communities with a distinct identity, in keeping with the character of their surroundings, and which enhance the local landscape and biodiversity.</p> <p><u>Implications:</u> Support delivery of affordable rural housing meeting local needs, and support rural economic development.</p>
<b>County/ Cambridge sub-region</b>	
<a href="#">Connecting Cambridgeshire (2014-)</a>	<p><u>Objectives:</u> Provide access to fibre based broadband to 98% of homes and businesses in Cambridgeshire, with at least 90% having access to superfast broadband.</p> <p><u>Implications:</u> Support access to broadband by requiring the necessary physical infrastructure to be included when new homes and businesses are built.</p>
<a href="#">Greater Cambridge Greater Peterborough Local Enterprise Partnership Strategic Economic Plan (2014) &amp; Growth Deal bids 1, 2 and 3</a>	<p><u>Objectives:</u> Growth Deal 1 - spread the innovation cluster more widely beyond Cambridge; enhance Peterborough as a premier business location; and raise productivity in the wider rural area and market towns. Growth Deal 2 - address delivery barriers through construction skills and site viability. Growth Deal 3 - stimulate housing through new models of delivery; boost productivity through higher-level skills provision; translate innovation into commercial business; and support business growth through new commercial space.</p> <p><u>Implications:</u> Support the delivery of new housing and business growth through allocations and policies.</p>
Rural Cambridgeshire Ensuring a Vibrant Future A Rural Strategy for Cambridgeshire 2010-2015 (Cambridgeshire Together/ ACRE 2010)	<p><u>Objectives:</u> inter alia, aims to increasing number of Rural Exceptions, increasing work opportunities in rural areas and achieving more sustainable transport in rural areas.</p> <p><u>Implications:</u> support rural exceptions development; support diversification of the rural economy.</p>

## Employment

No relevant Plans, Policies or Programmes.

### Business

#### Key documents

##### NPPF requirements for Local Plans

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations.

155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential.

160. have a clear understanding of business needs within the economic markets operating in and across their area.

### Retail

#### Key documents

##### NPPF requirements for Local Plans

23. promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

28. promote the retention and development of local services and community facilities in villages, such as local shops

##### NPPG requirements for Local Plans

2b-001. support town centres to generate local employment, promote beneficial competition within and between town centres, and create attractive, diverse places where people want to live, visit and work

### Tourism

#### Key documents

##### NPPF requirements for Local Plans

23. allocate a range of suitable sites to meet the scale and type of ...tourism...development needed in town centres.

28. support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside

##### NPPG requirements for Local Plans

2b-007. articulate a vision for tourism in the Local Plan, including identifying optimal locations for tourism; consider the specific needs of the tourist industry, including particular locational or operational requirements; engage with representatives of the tourism industry; examine the broader social, economic, and environmental impacts of tourism; analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment; and have regard to non-planning guidance produced by other Government Departments.

# Appendix 3: Economic - Plans Reviewed

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## Documents of limited relevance

<b>County/Cambridge sub-region</b>	<b>Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan</b>
Greater Cambridge and Peterborough Tourism Strategy and Action Plan (The New Tourism Company SQW 2007)	<p><u>Objectives</u>: Aims to strengthen benefits brought by tourism to the study area by encouraging better coordination of the way tourism is managed, developed and promoted.</p> <p><u>Implications</u>: consider the role of tourism in the economy; protect environment so that people still want to visit area.</p>

### Education and Training

#### Key documents

##### NPPF requirements for Local Plans

38. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

72. Local planning authorities should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and to development that will widen choice in education, giving great weight to the need to create, expand or alter schools.

162. work with other authorities and providers to assess the quality and capacity of infrastructure for...education, and its ability to meet forecast demands

#### Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Childcare Act 2006</a>	<p><b>Objectives:</b> Formalised the important strategic role that local authorities play in the planning and commissioning of early years provision. The Act takes forward some of the key commitments from the 'Ten-year childcare strategy', published in 2004, and sets out a number of statutory duties that local authorities must fulfil. The duties that accompanied the Childcare Act 2006 were further clarified in statutory guidance published in 2010, building upon the 'Apprenticeships, Skills, Children and Learning Act 2009'.</p> <p><b>Implications:</b> through allocations and policies, support the provision of sufficient education facilities (including expansions to existing facilities as well as new facilities) to meet the education and skills needs of new populations associated with development.</p>
<a href="#">Education Act 2005, Education and Inspections Act 2006</a>	<p><b>Objectives:</b> Made provision for Federations between schools and a competition process to be undertaken by local authorities prior to establishing new secondary schools. Subsequently placed requirements on local authorities to: - exercise their duties to ensure that the provision of education promotes high standards, ensures fair access to educational opportunity and promotes the fulfilment by every child of their educational potential; - secure diversity in the provision of schools and increase the opportunities for parental choice; and to - give considerations to parental representations. It also extended the new school competition requirement to include primary and special schools.</p> <p><b>Implications:</b> through allocations and policies, support the provision of sufficient education facilities (including expansions to existing facilities as well as new facilities) to meet the education and skills needs of new populations associated with development.</p>
<a href="#">Learning and Skills Act 2000, Education Act 2002</a>	<p><b>Objectives:</b> Introduced proposals for city academies. These were developed further in the 'Education Act 2002'. Academies, as they have since become known, are independent state schools which receive their funding directly from Central Government, and which have greater flexibility over curriculum, contracts of employment and staff pay than other schools in the public sector.</p>



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National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
	<p><u>Implications:</u> through allocations and policies, support the provision of sufficient education facilities (including expansions to existing facilities as well as new facilities) to meet the education and skills needs of new populations associated with development.</p>
<p><a href="#">Standards and Framework Act 1998</a></p>	<p><u>Objectives:</u> Introduced a wide range of duties and responsibilities for local authorities, schools and governing bodies, including: the introduction of a limit on Infant Class size, subsequently determined as being 30 pupils within a single class to one teacher; the requirement to rationalise school places in line with guidance produced by the Secretary of State; the introduction of the Code of Practice (Admissions Code) issued by the Secretary of State to underpin admission arrangements nationwide; and the requirement to enable parents to express a preference for the school they wish their children to attend.</p> <p><u>Implications:</u> through allocations and policies, support the provision of sufficient education facilities (including expansions to existing facilities as well as new facilities) to meet the education and skills needs of new populations associated with development.</p>

### Transport Infrastructure

#### Key documents

NPPF requirements for Local Plans
30. support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport
31. work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development
34. developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.
37. aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities
NPPG requirements for Local Plans
54-001. undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/or review of that Plan
Implications for SA, where this differs from the requirements above
Minimising the need to travel is likely to be the most environmentally sustainable option in all cases, even in rural areas, while the NPPF requires that Local Plans take account of rural development priorities as set out in other places in the NPPF.

<b>PPP</b>	<a href="#">A14 Development Consent Order</a>
Level	National
Summary	Formal approval for proposed A14 upgrade
Key Objectives	New off-line route to the south of Brampton, Huntingdon and Godmanchester; on-line improvements to the east of Fen Drayton to Cambridge and the widening of the Cambridge Northern by-pass. The existing route between the A1 junction at Alconbury and a new junction at Swavesey, including through the middle of Huntingdon, will be de-trunked with the existing viaduct over the East Coast Mainline Railway removed and replaced with a new local road network.
Implications for the SA/ Local Plan	In allocations and policies, account for the impacts of the A14 upgrade project, including changes to traffic, noise and air pollution in specific parts of the district.

#### Relevant Documents

<b>PPP</b>	<a href="#">Highways England Felixstowe to the Midlands Route Strategy 2015</a>
Level	National
Summary	Strategy identifying funding priorities for the strategic road network between Felixstowe to the Midlands 2015-2020, including in Huntingdonshire the A14 and A428.

# Appendix 3: Economic - Plans Reviewed

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<b>PPP</b>	<a href="#"><u>Highways England Felixstowe to the Midlands Route Strategy 2015</u></a>
Key Objectives	Identifies the following investment priorities: <ul style="list-style-type: none"> <li>• A14 Cambridge to Huntingdon - A major upgrade to the A14 between the A1 and North Cambridge, widening the road to three lanes, providing a new bypass around Huntingdon, creating distributor roads for local traffic and remodelling key junctions along the route.</li> <li>• A428 Black Cat to Caxton Gibbet - Improvement of the A428 near St. Neots, linking the A421 to Milton Keynes with the existing dual carriageway section of the A428 to Cambridge, creating an Expressway standard link between the two cities via Bedford. The scheme is expected to include significant improvements to the Black Cat roundabout, where the A1 currently meets the A421.</li> </ul>
Implications for the SA/ Local Plan	In allocations and policies, account for the impacts of the A14 upgrade project and improvement of the A428 near St. Neots, including changes to traffic, noise and air pollution.

<b>PPP</b>	<a href="#"><u>Highways England London to Leeds (East) Route Strategy 2015</u></a>
Level	National
Summary	Strategy identifying funding priorities for the strategic road network on roads running north south between London and Leeds 2015-2020, including in Huntingdonshire the A1.
Key Objectives	A1 East of England Study - This study will look at bringing consistency to the southern section of the route, from the junction with the M25 in the south to Peterborough in the north. In particular, it will look at the case for improving the non-motorway section linking the two parts of the A1(M) to motorway standard.
Implications for the SA/ Local Plan	In allocations and policies, account for the potential impacts of enhancements and changes to the A1(M) in the district.

<b>PPP</b>	<a href="#"><u>Network Rail's Strategic Business Plan for England and Wales 2014-19</u></a>
Level	National
Summary	Sets out Network Rail's five year high-level business priorities, including proposed improvements to the physical rail network.
Key Objectives	Incorporates a proposed £247 million improvement scheme for the East Coast Mainline to address key bottlenecks.
Implications for the SA/ Local Plan	Consider any impacts of planned East Coast Mainline rail improvements on relevant potential allocations.

<b>PPP</b>	<a href="#"><u>Cambridgeshire Long Term Transport Strategy 2015</u></a>
Level	County/Cambridge sub-region
Summary	Identifies the major infrastructure requirements that are needed to address existing problems and capacity constraints on Cambridgeshire's transport network, and the further infrastructure that is required to cater for the transport demand associated with planned growth 2011-31.

# Economic - Plans Reviewed Appendix 3:

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

<b>PPP</b>	<a href="#">Cambridgeshire Long Term Transport Strategy 2015</a>
Key Objectives	<p>Identifies the following schemes as funded and programmed for delivery starting before 2021:</p> <ul style="list-style-type: none"> <li>• A14 Cambridge to Huntingdon improvement</li> <li>• East Coast Main Line rail capacity improvements.</li> </ul> <p>Identifies, among others, the following schemes within Huntingdonshire for which funding and timescales have yet to be determined:</p> <ul style="list-style-type: none"> <li>• Additional transport schemes to support growth at Alconbury Weald, including a potential railway station</li> <li>• Additional transport schemes to support growth at Wyton Airfield</li> <li>• A428 / A1198 Caxton Gibbet junction improvements</li> </ul>
Implications for the SA/ Local Plan	In allocations and policies, account in particular for the impacts of the A14 upgrade project including changes to traffic, noise and air pollution.

<b>PPP</b>	<a href="#">Market Town Transport Strategies (MTTS) for Huntingdon and Godmanchester, St Neots, St Ives and Ramsey</a>
Level	County/Cambridge sub-region
Summary	Transport visions for the market towns, containing action plans of measures up to 2026.
Key Objectives	<p>The MTTSs share the following priorities:</p> <ul style="list-style-type: none"> <li>• Provide a transport system that supports the economy and the growing population of the county.</li> <li>• Ensure good transport links between new and existing communities, and the jobs and services people wish to access.</li> <li>• Protect the historic and natural environment.</li> <li>• Develop integrated transport and to promote public transport, walking, cycling and other sustainable forms of transport.</li> <li>• Maintain and operate efficient transport networks.</li> <li>• Create a transport system that is accessible to all.</li> <li>• Contribute to better safety, security &amp; health</li> <li>• Promote equality of opportunity</li> <li>• Improve quality of life</li> <li>• Tackle climate change</li> </ul>
Implications for the SA/ Local Plan	Consider transport mitigation requirements identified in the Market Town Transport Strategies when allocating sites. N.B. Due to changes in the way that contributions are now sought from developers, they will be replaced by a district-wide transport strategy, the basis for which will be formed by the outcomes of the Huntingdonshire Strategic Transport Study.

<b>PPP</b>	<a href="#">Cambridgeshire Local Transport Plan 2011 to 2016 (LTP3) (CCC, 2010)</a>
Level	County/Cambridge sub-region
Summary	Statutory five year transport plan for Cambridgeshire

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PPP	<a href="#">Cambridgeshire Local Transport Plan 2011 to 2016 (LTP3) (CCC, 2010)</a>
Key Objectives	<p>Overarching aim: To protect and enhance quality of life in Cambridgeshire. This will be achieved through the following strategic objectives: to create a transport system that is accessible to all; to protect and enhance the built and natural environment; to develop integrated transport and to promote public transport, walking, cycling and other sustainable forms of transport; to make travel safer; to maintain and operate efficient transport networks; and to provide a transport system that supports the economy and growing population of Cambridgeshire.</p> <p>Identifies A14 upgrade project and improvement of the A428 near St. Neots as the major road enhancement projects going ahead in Huntingdonshire before 2020.</p>
Implications for the SA/ Local Plan	In allocations and policies, account for the impacts of the A14 upgrade project and improvement of the A428 near St. Neots, including changes to traffic, noise and air pollution.

## Documents of limited relevance

National	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
<a href="#">Manual for Streets (DCLG/DfT 2007)</a>	<p><b>Objectives:</b> Sets out principles for good street design covering: streets in context; the design process - from policy to implementation; layout and connectivity; quality places; street users' needs; street geometry; parking; traffic signs and markings; street furniture and street lighting; and materials, adoption and maintenance.</p> <p><b>Implications:</b> In setting design policies, consider street design principles from Manual for Streets</p>
<a href="#">Manual for Streets 2 (The Chartered Institution of Highways &amp; Transportation 2010)</a>	<p><b>Objectives:</b> A companion guide to 'Manual for streets'. Sets out principles for good urban and rural street design, including busier streets and non-trunk road.</p> <p><b>Implications:</b> In setting design policies, consider street design principles from Manual for Streets 2.</p>
<a href="#">Towards a Sustainable Transport System Supporting Economic Growth in a Low Carbon World (DfT 2007)</a>	<p><b>Objectives:</b> Sets transport goals for delivering CO<sub>2</sub> reductions and economic growth including: maximise competitiveness and productivity of the economy; address climate change by cutting CO<sub>2</sub> emissions and greenhouse eg providing greener alternatives for travel; protect people's safety, security and health eg through promoting cycling and walking; improve quality of life through a healthy natural environment; and promote greater equality of opportunity.</p> <p><b>Implications:</b> Incorporate into considerations of allocations and development management policies the potential for limiting environmental impacts created by transport.</p>

### Commuting

#### Key documents

##### NPPF requirements for Local Plans

36. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

##### NPPG requirements for Local Plans

26-008. Create streets that: support the character and use of the area; promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through; are functional and accessible for all, and are safe and attractive public spaces; and that support safe behaviours, efficient interchange between travel modes and the smooth and efficient flow of traffic.

26-012. Consider transport-related inclusive design principles when setting design policies: proximity and links to public transport; parking spaces and setting down points in proximity to entrances; the positioning and visual contrast of street furniture and the design of approach routes to meet the needs of wheelchair users and people with visual impairments.

#### Documents of limited relevance

County/Cambridge sub-region	Objectives, targets or requirements of the plan or programme / Implications for SA and/or Local Plan
Cambridgeshire Sustainable School Travel Strategy (Cambridgeshire County Council, 2007)	<p><u>Aims</u>: improve the physical well-being of the children and young people attending our schools and colleges by increasing the number of children and young people walking and cycling to school; increase the use of buses as an alternative to cars for the journey to school; reduce levels of congestion and pollution through the promotion of sustainable and more environmentally responsible modes of travel; make travel to school safer; actively supporting the development of key life skills, such as road safety amongst Cambridgeshire's pupils, thereby increasing their confidence and enabling them to make independent travel choices; support the delivery of targets in related plans, for example, the Local Transport Plan (LTP).</p> <p><u>Implications</u>: Through allocations and policies, seek to locate development in locations which enable children to travel to school safely, using environmentally responsible modes of travel.</p>

# Appendix 4: Environment - Evidence

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## Appendix 4: Environment - Evidence

### Land

<b>Evidence</b>	<b>Rural/Urban Land Classification (cross-Government working group comprising Department for Environment, Food and Rural Affairs, Department of the Communities and Local Government, Office for National Statistics and the Welsh Government, 2013)</b>
Level	Census Output Area
Frequency	Every 10 years
Summary	Classifies Census Output Areas as one of: Urban: Major Conurbation (A1); Urban: Minor Conurbation (B1); Urban: City and Town (C1); Urban: City and Town in a Sparse Setting (C2); Rural Town and Fringe (D1); Rural Town and Fringe in a Sparse Setting (D2); Rural Village and Dispersed (E1); Rural Village and Dispersed in a Sparse Setting (E2).
Data Limitations	

<b>Evidence</b>	<b><a href="#">Agricultural Land Classification (Natural England, 1988)</a></b>
Level	Sub-district
Frequency	Ad hoc
Summary	Classifies agricultural land in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land, and enjoy significant protection from development.
Data Limitations	Mapping is relatively imprecise, and there is no publicly available source differentiating grades 3a and 3b.

<b>Evidence</b>	<b>Development on Previously Developed Land (Cambridgeshire County Council Research &amp; Monitoring, 2011-15)</b>
Level	Individual development site
Frequency	Annual
Summary	County Council monitoring data of the location of housing and employment completions, as reported in the Huntingdonshire Annual Monitoring Report
Data Limitations	

# Environment - Evidence Appendix 4:

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## Water

<b>Evidence</b>	<b>Huntingdonshire Outline Water Cycle Strategy (HDC, 2009)</b>
Level	District
Frequency	Ad hoc
Summary	Determines at a high level what impact future growth might have on the water environment and existing Water Services Infrastructure, including considering water supply, waste water networks and treatment and other aspects such as flooding.
Data Limitations	

<b>Evidence</b>	<b>Huntingdonshire Stage 2 Detailed Water Cycle Study Update (HDC, 2014)</b>
Level	District
Frequency	Ad hoc
Summary	Informs locations and sites for development, by determining what impact this growth might have on the water environment and existing Water Services Infrastructure, including considering water supply, waste water networks and treatment and other aspects such as flooding.
Data Limitations	

<b>Evidence</b>	<b>Anglian Water - household water consumption (2013-14/2014-15)</b>
Level	Water provision area
Frequency	Annual
Summary	Estimated household water consumption (litres per head per day) figures for metered and unmetered properties.
Data Limitations	The figures quoted are for all Anglian Water (AW) domestic customers, not only those within Huntingdonshire. AW is not currently able to provide a breakdown just for households in the district.

<b>Evidence</b>	<b>Cambridge Water - household water consumption (2013-14/2014-15)</b>
Level	Water provision area
Frequency	Annual
Summary	Estimated household water consumption (litres per head per day) figures for metered and unmetered properties.
Data Limitations	The figures quoted are for all Cambridge Water (CW) domestic customers, not only those within Huntingdonshire. CW is not currently able to provide a breakdown just for households in the district.



# Appendix 4: Environment - Evidence

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<b>Evidence</b>	<b>UK household water consumption (2013-14)</b>
Level	UK
Frequency	Ad hoc
Summary	Estimated household water consumption (litres per head per day) figures for metered and unmetered properties.
Data Limitations	

<b>Evidence</b>	<b><a href="#">Water stressed areas – final classification (Environment Agency 2013)</a></b>
Level	UK
Frequency	Ad hoc
Summary	Identifies areas of serious water stress where: (a) The current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or (b) The future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.
Data Limitations	

### Flood risk

<b>Evidence</b>	<a href="#">Preliminary Flood Risk Assessment for Cambridgeshire (CCC May 2011)</a>
Level	Countywide
Frequency	Ad hoc
Summary	Produced to satisfy Flood Risk Regulations (2009). Appraises historical flood data and identifies future developments which may be susceptible to flooding. Informs preparation of Surface Water Management Plan
Data Limitations	

<b>Evidence</b>	<b>Huntingdonshire Strategic Flood Risk Assessment (HDC, 2017)</b>
Level	District
Frequency	Ad hoc
Summary	Provides up to date information and guidance on flood risk for Huntingdonshire, taking into account the latest flood risk information and the current state of national planning policy; determines the variations in risk from all sources of flooding in Huntingdonshire; identifies the requirements for site-specific flood risk assessments; determines the acceptability of flood risk in relation to emergency planning capability; considers opportunities to reduce flood risk to existing communities and developments.
Data Limitations	Provides high-level analysis of flood risk, which would need supplementing with site specific flood risk modelling to inform development proposals in areas of flood risk.

<b>Evidence</b>	<a href="#">Cambridgeshire Surface Water Management Plan</a> (Cambridgeshire County Council, 2014)
Level	Countywide
Frequency	Ad hoc
Summary	Identifies 'wet spots' in Cambridgeshire at particular risk of surface water flooding.
Data Limitations	

# Appendix 4: Environment - Evidence

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## Green Infrastructure

Evidence	<a href="#">The Cambridgeshire Green Infrastructure Strategy (Cambridgeshire Horizons 2011)</a>
Level	Countywide/ Cambridge sub-region
Frequency	Ad hoc
Summary	Partnership strategy seeking to promote action to enhance the strategic network of Green Infrastructure. Identifies green infrastructure areas of strategic importance within the strategy area.
Data Limitations	

# Environment - Evidence Appendix 4:

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## Open Space

<b>Evidence</b>	<b>Cambridgeshire Strategic Open Space Study and User Survey (Cambridgeshire County Council, 2004)</b>
Level	Countywide
Frequency	Ad hoc
Summary	Defines the nature and distribution of Strategic Open Space (SOS) in Cambridgeshire, maps its accessibility, and evaluates provision across the county. It considers the implications of population growth on SOS, and indicates how much new SOS is needed in the light of planned growth. Estimates are given of the cost of providing new SOS, both to remedy historical deficits and cater for growth. Suggestions are made as to how SOS should be managed in the future. Projects and opportunities for enhancing SOS provision are outlined, and examples of good practice are given.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Open Space, Sport and Recreational Need Audit (HDC, 2006)</u></a>
Level	District
Frequency	Every five years
Summary	Assesses the availability of open space across the district; establishes local standards of provision for planning purposes; through the application of the standards, identifies any deficiencies in quantity, quality and accessibility and surpluses in quantity, along with identifying the spatial distribution of unmet demand; identify priorities for action.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Open Space Strategy for Huntingdonshire 2011-2016</u></a>
Level	District
Frequency	Every five years
Summary	Provides an overview of open space provision in Huntingdonshire, updating the 2006 audit.
Data Limitations	

<b>Evidence</b>	<b>Needs Analysis of Green Space &amp; Play Provision (2016) – Development Priorities</b>
Level	District
Frequency	Every 5 years
Summary	Further update to 2006 audit, identifying known shortfalls across the district

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<b>Evidence</b>	<b>Needs Analysis of Green Space &amp; Play Provision (2016) – Development Priorities</b>
Data Limitations	The Study does not provide a comprehensive review of all settlements, however does identify shortfalls and deficits for the four SPA growth areas, along with some of the service centres. For a complete overview of existing open space provision and shortfalls, further work will be required to assess the settlements of Buckden, Fenstanton, Kimbolton, Somersham and Warboys.

<b>Evidence</b>	<b>Nature Nearby - Accessible Natural Greenspace Standard data (2010)</b>
Level	District and countywide
Frequency	Ad hoc
Summary	Data showing how much of an area's population lives within set distances of accessible natural green space, based on research into minimum distances people would travel to the natural environment.
Data Limitations	The latest data is from 2010, using household estimates from 2005. It has yet to be updated, but remains the most up to date available evidence on this issue.

## Biodiversity

<b>Evidence</b>	<a href="#">Cambridgeshire &amp; Peterborough Environmental Records</a>
Level	Countywide/sub-regional
Frequency	Continuous
Summary	Datasets on protected species, bird records, and the flora and location of statutory and non-statutory wildlife sites in Cambridgeshire and Peterborough.
Data Limitations	

<b>Evidence</b>	<a href="#">Investing in the East of England's Natural Assets: state, value and vision (Natural England, 2009)</a>
Level	Regional
Frequency	Ad hoc
Summary	Brings together a selection of evidence about the natural environment in the East of England, drawing on Natural England's national State of the Natural Environment 2008 report and other sources of regional data.
Data Limitations	

<b>Evidence</b>	<a href="#">International, National and Local nature designations</a>
Level	International >national > countywide
Frequency	Ad hoc
Summary	Designations of areas of land containing habitats or species identified as being of international, national or local significance.
Data Limitations	

# Appendix 4: Environment - Evidence

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## Woodland

Evidence	<a href="#">A Tree Strategy for Huntingdonshire</a> (HDC, 2015)
Level	District
Frequency	Ad hoc
Summary	Alongside an action plan for improving care of trees in Huntingdonshire, provides an overview of the district's tree stock.
Data Limitations	

## Wetlands

Evidence	<a href="#">Cambridgeshire &amp; Peterborough Environmental Records</a>
Level	Countywide/sub-regional
Frequency	Continuous
Summary	Huntingdonshire's wetlands are home to a wide range of wildlife, and several sites are designated as statutory and non-statutory wildlife sites. Cambridgeshire & Peterborough Environmental Records maintains datasets on protected species, bird records, and the flora and location of wildlife sites including wetlands.
Data Limitations	



# Appendix 4: Environment - Evidence

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## Landscape

Evidence	<a href="#">Huntingdonshire Landscape and Townscape Assessment 2007 (HDC, 2007)</a>
Level	District
Frequency	Ad hoc
Summary	Provides understanding of character and composition of Huntingdonshire's built and natural environment to guide development proposals. Includes description of Huntingdonshire's landscape, including identifying nine landscape character areas.
Data Limitations	

# Environment - Evidence Appendix 4:

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## Heritage

<b>Evidence</b>	<a href="#"><u>Conservation Area Character Assessment Statements (HDC, various dates)</u></a>
Level	Sub-district
Frequency	Ad hoc
Summary	Statements relating to various conservation areas across the district, which provide a basis for development plan policies and development management decisions within Huntingdonshire.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Heritage at Risk Register (Historic England, ongoing)</u></a>
Level	National
Frequency	Ongoing
Summary	Identifies heritage assets (e.g. buildings and structures, archaeological sites and registered parks and gardens) that are most at risk of being lost as a result of neglect, decay or inappropriate development.
Data Limitations	

<b>Evidence</b>	<b>Huntingdonshire Buildings at Risk Register (HDC)</b>
Level	District
Frequency	Ad hoc
Summary	Identifies historic buildings in Huntingdonshire that are most at risk of being lost as a result of neglect, decay or inappropriate development.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Huntingdonshire Landscape and Townscape Assessment 2007 (HDC, 2007)</u></a>
Level	District
Frequency	Ad hoc
Summary	Provides understanding of character and composition of Huntingdonshire's built and natural environment to guide development proposals. Includes description of Huntingdonshire's urban townscapes, including identifying some of the key historic features.
Data Limitations	

# Appendix 4: Environment - Evidence

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## Climate Change

<b>Evidence</b>	<b>Huntingdonshire Environment Strategy (HDC, 2008)</b>
Level	District
Frequency	Ad hoc
Summary	Environment Strategy, including gathering evidence on the issues affecting Huntingdonshire's environment.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Per Capita Carbon Dioxide Emissions (tons per person) (Department of Energy &amp; Climate Change, 2016)</u></a>
Level	National
Frequency	Annual
Summary	Carbon dioxide emissions distributed according to the point of energy consumption, divided by population estimates.
Data Limitations	Latest data provides figures for 2005 - 2013, with no more recent figures available.

<b>Evidence</b>	<a href="#"><u>UKCP09 Climate Projections for the East of England (UKCIP, 2009)</u></a>
Level	Regional
Frequency	Ad hoc (Updated projections are due for publication in 2018)
Summary	Comprehensive climate projections for the East of England
Data Limitations	UKCP09 provides projections of the future climate that are based on the current understanding of the climate system. The results are called "projections" rather than "predictions" because the results are conditional on certain assumptions that cannot be quantified, such as the likelihood that an assumed pathway of future emissions of greenhouse gases will turn out to be correct. The UKCP09 land projections are presented as probability distributions, rather than as single values, in order to represent the uncertainty in potential future changes in climate.

<b>Evidence</b>	<a href="#"><u>UK Climate Change Risk Assessment Evidence Report (Defra, 2012)</u></a>
Level	National
Frequency	Every five years
Summary	Provides a national overview of potential climate change risks based primarily on the UK Climate Projections, published by Defra in 2009.
Data Limitations	Climate monitoring, climate modelling and risk assessment methods have improved significantly over the last two decades but there are still limits to the understanding of future climate risks. It is possible that changes may be outside of the range of outcomes

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<b>Evidence</b>	<a href="#"><u>UK Climate Change Risk Assessment Evidence Report (Defra, 2012)</u></a>
	presented in this report. This is particularly the case for complex systems such as ecosystems and business networks.

<b>Evidence</b>	<a href="#"><u>UK Climate Change Risk Assessment 2017 (Committee on Climate Change, 2016)</u></a>
Level	National
Frequency	Every five years
Summary	Provides a national overview of potential climate change risks based primarily on the UK Climate Projections, published by Defra in 2009.
Data Limitations	The Evidence Report looks at broad issues, at a UK, devolved administration, and to some extent regional basis. The results will primarily be of use to central government and its public bodies, to inform national policy. The Evidence Report does not provide detailed assessments for local areas.

# Appendix 4: Environment - Evidence

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## Energy

<b>Evidence</b>	<a href="#"><u>East of England Renewable and Low Carbon Energy Capacity Study (AECOM and the Landscape Partnership, 2011)</u></a>
Level	Regional
Frequency	Ad hoc
Summary	Looks at the potential for renewable and low carbon energy development across the East of England.
Data Limitations	Adopts a number of assumptions regarding future energy demand, including that energy efficiency improvements will partially offset increased demand.

<b>Evidence</b>	<b>St Neots Energy Study (AECOM for HDC, 2009)</b>
Level	Sub-district
Frequency	Ad hoc
Summary	Identifies opportunities for low and zero carbon decentralised energy for the town and the surrounding area.
Data Limitations	

<b>Evidence</b>	<b>Cambridgeshire Renewables Infrastructure Framework (CRIF) – Final Report: Finance, Delivery and Engagement (Camco for Cambridgeshire Horizons, 2011+)</b>
Level	Countywide
Frequency	Ad hoc
Summary	Identifies the potential in for renewable energy infrastructure in Cambridgeshire.
Data Limitations	

<b>Evidence</b>	<b>Cambridgeshire renewables monitoring data (Cambridgeshire County Council, 2016)</b>
Level	Countywide
Frequency	Annual
Summary	Identifies the completed renewable energy capacity in Cambridgeshire by district
Data Limitations	

### Pollution

<b>Evidence</b>	<a href="#">Air Quality Screening and Assessment Reports (HDC)</a>
Level	Individual locations within the district
Frequency	Annual
Summary	Review of air quality monitoring data gathered during each calendar year and of local developments which took place or were proposed during the review period.
Data Limitations	Data collected is limited: automatic monitoring for a range of pollutants is only undertaken at a single location, while non-automatic monitoring for nitrogen dioxide only is undertaken at a limited range of sites.

<b>Evidence</b>	<a href="#">Demographic Change and the Environment, The 29th Report (Royal Commission on Environmental Pollution, 2011)</a>
Level	National
Frequency	One off
Summary	Investigates the effects of projected increases in the total population; the changing age structure of the population; changes in household size and composition; the distribution of population between urban and rural areas; and the regional distribution of population and the regional variation in demographic change on the environment.
Data Limitations	

# Appendix 4: Environment - Evidence

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## Waste and Recycling

<b>Evidence</b>	<b>Proportion of household waste sent for reuse, recycling or composting (HDC)</b>
Level	District
Frequency	Annual
Summary	Proportion of household waste sent for reuse, recycling or composting; a function undertaken by HDC.
Data Limitations	

## Appendix 5: Social - Evidence

### Health and Wellbeing

<b>Evidence</b>	<a href="#">Health Status - Census 2011 (Table QS302EW) data accessed from Cambridgeshire Insight Public Health Atlas</a>
Level	District
Frequency	Every 10 years
Summary	Directly age-standardised percentage of the population reporting good or very good health.
Data Limitations	

<b>Evidence</b>	<a href="#">ONS life expectancy data accessed from Cambridgeshire Insight Public Health Atlas</a>
Level	District
Frequency	Annual
Summary	Life expectancy at birth by local authority for males and females.
Data Limitations	

<b>Evidence</b>	<a href="#">Public Health England Health Profile</a>
Level	District
Frequency	Annual
Summary	Provides a snapshot of the overall health of each local authority in England. The profiles present a set of indicators relating to the wider determinants of health and health outcomes. The local value for each indicator is compared with the national average in order to highlight potential problem areas.
Data Limitations	N.B. Indicators rating similar to or better than the national averages do not necessarily mean that they are not important public health issues as they may affect large numbers of people or disproportionately affect particular vulnerable groups or deprived areas.



# Appendix 5: Social - Evidence

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## Population

<b>Evidence</b>	<a href="#">Population, Housing &amp; Employment Forecasts Technical Report (Cambridgeshire County Council Research Group, 2013)</a>
Level	Sub-regional
Frequency	One-off
Summary	Provides population, housing and employment forecasts to support a consistent approach to establishing objectively assessed housing and employment needs across the Cambridge sub-region housing market area.
Data Limitations	

<b>Evidence</b>	<a href="#">Population Estimates 2013 (Cambridgeshire County Council Research Group, 2013)</a>
Level	District / Ward / Parish
Frequency	Annual
Summary	Estimates of the resident population in 2013.
Data Limitations	Certain parishes and wards, particularly those with large numbers of armed forces (marked AF on the tables) or students, are more difficult to estimate in terms of population size and figures are also likely to fluctuate more.

<b>Evidence</b>	<a href="#">Population Density (ONS, mid-2013)</a>
Level	District
Frequency	Ad hoc
Summary	Population density in Huntingdonshire, defined as population per square kilometre, based upon ONS mid-2013 population estimates.
Data Limitations	

<b>Evidence</b>	<a href="#">Resident Population by Ethnic Group - Census 2011 data accessed from Cambridgeshire Insight Census 2011 Atlas</a>
Level	District
Frequency	Every 10 years
Summary	Resident population by ethnic group - totals and as a proportion of total resident population. Ethnic group classifies people according to their own perceived ethnic group and cultural background.
Data Limitations	

# Social - Evidence Appendix 5:

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<b>Evidence</b>	<b>Huntingdonshire Objectively Assessed Housing Need (Cambridgeshire Research Group, 2017)</b>
Level	District
Frequency	One off
Summary	Update assessment of the market and affordable housing needed in Huntingdonshire between 2011 and 2036
Data Limitations	

<b>Evidence</b>	<b>Cambridgeshire Research Group Mid-2015 based population estimates and forecasts (Cambridgeshire Research Group, 2017)</b>
Level	District
Frequency	One off
Summary	Population estimates forecasts produced for Huntingdonshire to support infrastructure planning.
Data Limitations	The population forecasts are derived from planned housing figures. Housing commitments may change, which will affect the realism of the forecasts.

<b>Evidence</b>	<b>Huntingdonshire Economic Growth Plan 2013-2023 (2013)</b>
Level	District
Frequency	Ad hoc
Summary	10 year economic strategy for Huntingdonshire, identifying the key economic opportunities and challenges facing the district, which include population and housing issues.
Data Limitations	Is not a primary evidence source, but identifies the implications for the district based upon other evidence.

# Appendix 5: Social - Evidence

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## Housing

<b>Evidence</b>	<b>Cambridgeshire, King's Lynn &amp; West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment (ORS, 2016)</b>
Level	Sub-regional
Frequency	~Every five years
Summary	Identifies the accommodation need for Gypsies and Travellers and Travelling Showpeople by district over the period 2016-2036.
Data Limitations	Relies on household interview data. An element of accommodation need remains unknown for sites where it was not possible to complete an interview.

<b>Evidence</b>	<b><a href="#">Peterborough sub-region Strategic Housing Market Assessment 2014</a></b>
Level	Sub-regional
Frequency	Ongoing
Summary	Evidence on a wide range of housing issues for the Peterborough Sub-Region Housing Market Area of which the northern area of Huntingdonshire is a part. Assessment includes defining the Housing Market Area, assessing the state of the housing market, and assessing the current and future need for market and affordable housing.
Data Limitations	

<b>Evidence</b>	<b><a href="#">Cambridge sub-region Strategic Housing Market Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</a></b>
Level	Sub-regional
Frequency	Ongoing
Summary	Evidence on a wide range of housing issues for the Cambridge Sub-Region Housing Market Area of which the northern area of Huntingdonshire is a part. Assessment includes defining the Housing Market Area, assessing the state of the housing market, and assessing the current and future need for market and affordable housing.
Data Limitations	

<b>Evidence</b>	<b><a href="#">Cambridgeshire's Economic Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</a></b>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on the housing market.
Data Limitations	

# Social - Evidence Appendix 5:

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<b>Evidence</b>	<b>Evaluating requirements for market and affordable housing; Housing Affordability: a fuller picture; Housing requirements and the impact of recent economic and demographic change (National Housing and Planning Advisory Unit, Various dates)</b>
Level	National
Frequency	One-off
Summary	A series of studies that examine some of the key issues local authorities need to consider when analysing their local housing markets and developing their housing and planning policies.
Data Limitations	

# Appendix 5: Social - Evidence

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## Deprivation and Crime

<b>Evidence</b>	<a href="#">Index of Multiple Deprivation 2015 (CLG, 2015)</a>
Level	Lower Super Output Area
Frequency	~Every five years
Summary	Indices of Deprivation 2015 are based on 37 separate indicators, organised across seven distinct domains of deprivation which are combined, using appropriate weights, to calculate the Index of Multiple Deprivation 2015 (IMD 2015). This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every Lower layer Super Output Area (LSOA), or neighbourhood, in England.
Data Limitations	

<b>Evidence</b>	<a href="#">Cambridgeshire Crime and Community Safety Atlas (Cambridgeshire County Council Research Group, 2015)</a>
Level	Ward
Frequency	Ad hoc
Summary	Compendium of crime and community safety data derived from Cambridgeshire Constabulary statistics.
Data Limitations	

<b>Evidence</b>	<a href="#">Huntingdonshire Community Safety Partnership Strategic Assessments (Cambridgeshire County Council Research Group, 2013-)</a>
Level	District
Frequency	Quarterly
Summary	Strategic assessments that provide an overview of the partnership's community safety performance, and which provide a better understanding of selected community safety issues, agreed at the beginning of the year.
Data Limitations	

<b>Evidence</b>	<a href="#">Crime Survey for England and Wales (ONS)</a>
Level	District
Frequency	Annual
Summary	Based upon household surveys, measures trends in the number of crimes, plus among other things additional information about the nature of crimes, such as the location and timing of crimes, the characteristics of offenders and the relationship between victims and offenders.
Data Limitations	

### Access to Services

<b>Evidence</b>	<b>Huntingdonshire Annual Monitoring Report (HDC, from Cambridgeshire County Council Transport Team)</b>
Level	District
Frequency	Annual
Summary	Amount of new C3 residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre
Data Limitations	

<b>Evidence</b>	<b>Cambridgeshire ACRE Rural Services Survey 2010 (Cambridgeshire ACRE, 2011)</b>
Level	Parish
Frequency	Ad hoc
Summary	Survey of rural settlements and parishes in Cambridgeshire to gather information about provision of local services and facilities.
Data Limitations	Excludes Huntingdon, St Ives and St Neots since they are not classed as rural areas.

<b>Evidence</b>	<a href="#"><u>Car or van ownership - Census 2011</u></a>
Level	Output area
Frequency	Every ten years
Summary	The number of cars or vans available to members of households
Data Limitations	

# Appendix 6: Economic - Evidence

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## Appendix 6: Economic - Evidence

### Employment

<b>Evidence</b>	<a href="#">Cambridgeshire's Economic Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on employment.
Data Limitations	

<b>Evidence</b>	<a href="#">Greater Cambridge Greater Peterborough Economic Assessment (Cambridgeshire County Council Research Group, 2015)</a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on employment and unemployment.
Data Limitations	

<b>Evidence</b>	<b>Huntingdonshire Economic Growth Plan 2013-2023 (2013)</b>
Level	District
Frequency	Ad hoc
Summary	10 year economic strategy for Huntingdonshire, identifying the key economic opportunities and challenges facing the district.
Data Limitations	

## Business

<b>Evidence</b>	<a href="#"><u>Cambridgeshire's Economic Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</u></a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on business.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Greater Cambridge Greater Peterborough Economic Assessment (Cambridgeshire County Council Research Group, 2015)</u></a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on business.
Data Limitations	



# Appendix 6: Economic - Evidence

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## Retail

<b>Evidence</b>	<b>Huntingdonshire Retail Development Advice Volume 1: Main Report (Roger Tym and Partners March 2010)</b>
Level	District and market towns
Frequency	Ad hoc
Summary	Analysis of quantitative and qualitative retail needs for Huntingdonshire in the period up to 2021 and, more tentatively, up to 2026, plus advice on how the identified retail needs should be met.
Data Limitations	Projected floorspace requirements are based upon assumptions, all of which are subject to uncertainty. These include among other things: future population growth and shopping trends.

<b>Evidence</b>	<b>Huntingdonshire Retail &amp; Commercial Leisure Needs Assessment 2016 (Nexus Planning)</b>
Level	District and market towns
Frequency	Ad hoc
Summary	Provides a quantitative assessment of the potential change in retail and commercial leisure floorspace requirements for Huntingdonshire, including the market towns, Strategic Expansion Locations, and the rest of the district, in the period 2016-36.
Data Limitations	Projected floorspace requirements are based upon assumptions, all of which are subject to uncertainty. These include among other things: future population growth and change in internet shopping trends.

## Tourism

No specific evidence sources identified.

## Education and Training

<b>Evidence</b>	<a href="#">Highest Level of Qualification Gained - Census 2011</a>
Level	Output area and above
Frequency	Every ten years
Summary	Classifies usual residents aged 16 and over in United Kingdom by their highest level of qualification.
Data Limitations	

# Appendix 6: Economic - Evidence

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## Transport Infrastructure

<b>Evidence</b>	<a href="#"><u>Cambridgeshire's Economic Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</u></a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on transport.
Data Limitations	

<b>Evidence</b>	<b>Transport and the Economy in the East of England - the Transport Economic Evidence Study (TEES) (East of England Development Agency, Sept 2008)</b>
Level	East of England
Frequency	One-off
Summary	Analysis of the transport constraints in the East of England and the impacts these have on the region's economy.
Data Limitations	

<b>Evidence</b>	<b>Third Cambridgeshire LTP 2011-2031: Long Term Transport Strategy (Cambridgeshire County Council, 2015)</b>
Level	Cambridgeshire
Frequency	Ad hoc
Summary	Transport strategy referencing evidence about current transport provision and challenges.
Data Limitations	

### Commuting

<b>Evidence</b>	<b>Huntingdonshire Strategic Transport Study (Mott Macdonald, 2017)</b>
Level	District
Frequency	One-off
Summary	Identifies and tests the transport implications of committed development and four potential development scenarios, recommending the most sustainable development scenario in transport terms for delivering the objectively assessed housing need for Huntingdonshire 2011-36.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Greater Cambridge Greater Peterborough Economic Assessment (Cambridgeshire County Council Research Group, 2015)</u></a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on commuting.
Data Limitations	

<b>Evidence</b>	<a href="#"><u>Cambridgeshire's Economic Assessment 2013 (Cambridgeshire County Council Research Group, 2013)</u></a>
Level	District
Frequency	Ad hoc
Summary	A comprehensive economic assessment of Cambridgeshire and its districts, including data on commuting.
Data Limitations	

<b>Evidence</b>	<b>Huntingdonshire Spatial Strategy Options Assessment, Final Report (Atkins, 2008)</b>
Level	District
Frequency	Ad hoc
Summary	Supported the Huntingdonshire Core Strategy 2009, by testing the transport implications of five potential options for the distribution of growth in the district.
Data Limitations	

## Appendix 7: Sustainability Appraisal Framework

# Appendix 7:

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

The following table sets out the full Sustainability Appraisal Framework as it currently stands, including the scoring schemes for each Decision Aiding Question (DAQ). Please note that this has been amended from the version presented in 'A 4: Develop the Sustainability Appraisal framework' taking account of consultation feedback and findings from subsequent stages. However, changes identified above in 'D 2: Appraise significant changes', for example in 'Housing and Economic Land Availability Assessment 2017' relating to changes to DAQs, are still to be made. The revised SA Framework will be included in the completed Housing and Economic Land Availability Assessment 2017.

SA Objective	The Strategy		Sites		Development Management Policies	
	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact
<b>Land, Water and Flood Risk</b>						
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Will it enable the use of land that has previously been developed in preference to land that has not been developed?	Yes + No -	Is more than half the site Previously Developed Land (PDL)?	Yes + No -	Will it promote the use of land that has previously been developed?	Yes + No -
	Will it promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural) in preference to higher grades?	Yes + No -	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural)?	grade 3 or lower(including urban and non-agricultural) + Grade 2 ~ Grade 1 X	Will it promote the use of land that is classified as grade 3 agricultural land or lower (including urban and non-agricultural)?	Yes + No -
	Will it promote development in locations where higher densities are appropriate?	Yes + No -	Is the site in an area where higher density development is appropriate?	Yes + Partly ~ No -	Will it promote development at higher densities where it is appropriate?	Yes + No -
2. Protect water resources (both quality and quantity)	Will it direct development away from waterways that are sensitive to changes in water quality?	Yes + No -	What impact will development have on water resources?	No adverse impacts identified + measures may be required to ensure no adverse impacts ~ measures will be required to ensure no adverse impacts -	Will it promote a reduction in water consumption?	Yes + No -
	Will it direct development towards locations where water treatment capacity exists or can be added to effectively?	Yes + No -				
3. Manage and minimise all forms of flood risk (taking into account climate change)	Will it minimise risk to people and property from flooding, now and in the future?	Yes + No -	Is more than half the site located in flood zone 1, flood zone 2, flood zone 3a (with climate change allowance), flood zone 3a, or functional floodplain (flood zone 3b)?	flood zone 1 + flood zone 2, flood zone 3a (with climate change allowance), flood zone 3a - flood zone 3b X	Will it ensure that development has taken flood risk into account, both in terms of risk to the development and to displaced risk?	Yes + No -
			Is any part of the site located in a rapid inundation zone?	Yes - No +	Will it promote the use of SuDS and reduced runoff rates?	Yes + No -
			Can the site incorporate SuDS?	Yes + there are issues that may affect their incorporation ~ No -		
<b>Green Infrastructure and Open Space</b>						
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Will it direct development to areas which are either well served by open space or publicly accessible green space or have the capacity for providing more open space or publicly accessible green space?	Yes + No -	Is the site within 300m of an area of accessible natural green space over 2ha <sup>(83)</sup> ?	Yes + No -	Will it promote an increase in the quantity and quality of publicly accessible open space?	Yes + No -
			Does the site present opportunities to link into and/ or form part of the Green Infrastructure Network?	Yes + limited or small scale opportunities ~ No -	Will it promote an increase in households that have easy access to natural green space?	Yes + No -

83 Natural England ANGSt 'local' standard

# Appendix 7:

SA Objective	The Strategy		Sites		Development Management Policies	
	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact
<b>Biodiversity</b>						
5. Protect, maintain and enhance biodiversity and habitats	Will it protect, restore, create or enhance habitats?	Yes + No -	Is the site a designated nature site, immediately adjacent to a designated nature site or within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS?	Designated nature site X, Immediately adjacent to a designated nature site -, within 2km of a Ramsar, SAC or SPA, 1km of a SSSI or NNR or 200m of a CWS ~, No to all above +	Will it promote the protection of sites designated for their nature conservation value?	Yes + No -
			Are protected species known to exist on the site or is there potential for protected species to exist on the site <sup>(84)?</sup> <sup>(85)</sup>	Protected species on site - There potential for protected species on the site ~, unlikely +	Will it promote the conservation of species, the reversal of their decline, and the enhancement of biodiversity?	Yes + No -
<b>Landscape</b>						
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Will it promote development of a type and scale which recognises and responds to the valued characteristics of landscape character types?  Will it promote development of a type and scale which recognises and responds to the valued characteristics of existing townscapes?	Yes + No -  Yes + No -	Will development have a significant impact on the surrounding townscape or landscape?	Positive impact +, Negligible impact ~, Detrimental impact -	Will it promote the protection of the diversity and distinctiveness of landscape and townscape character?	Yes + No -
					Will it improve the quality of urban, architectural and landscape design?	Yes + No -
					Will it seek to minimise the potential adverse visual effects of development?	Yes + No -
<b>Heritage</b>						
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Will it promote development which preserves and enhances the district's heritage?	Yes + No -	Will development impact on heritage assets or their settings?	Positive impact +, Negligible impact ~, Detrimental impact -	Will it promote the protection of heritage assets (including designated and non-designated) and their settings?	Yes + No -
<b>Climate Change and Energy</b>						
8. Reduce emissions of greenhouse gases and improve energy efficiency	Will it lead to development that can take advantage of or enable opportunities for decentralised low carbon energy sources or networks?	Yes +, Uncertain ~, No -	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	Yes + Uncertain or too small scale ~, No -	Will it promote actions to tackle climate change both through adaptation and mitigation?	Yes + No -
	Will it promote the location of significant areas of growth where the need to travel is minimised due to the mix of employment and housing?	Yes + No -			Will it promote an increased proportion of energy needs being met from renewable sources?	Yes + No -

84 with reference to [Natural England's protected species decision checklist](#)

85 subject to appropriate surveys being carried out

# Appendix 7:

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

SA Objective	The Strategy		Sites		Development Management Policies	
	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact
	Will it promote actions to tackle climate change both through adaptation and mitigation?	Yes + No -				
<b>Pollution</b>						
9. Improve air quality	Will it recognise and tackle the causes of air pollution, particularly from traffic?	Yes + No -	Is the site outside or adjacent to an air quality management area?	Yes +, Adjacent ~, No -	Covered by decision aiding questions for SA Objective 10	N/A
10. Avoid unnecessary light, noise and visual pollution	Will it promote the retention of the quiet rural character of the district?	Yes + No -	Is the site located in such a position that development is unlikely to cause widespread light, noise or other forms of pollution?	Yes + No -	Will it seek to ensure that development is not affected by or causes unreasonable impacts from light, noise, air or other forms of pollution?	Yes + No -
<b>Waste and Recycling</b>						
11. Reduce waste production and increase reuse, recycling and composting	Will it direct development away from areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste Local Plan?	Yes + No -	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	Yes + No -	Will it promote the reduction of waste throughout the lifetime (construction, use and redevelopment) of development?	Yes + No -
			Will development reduce waste production and increase reuse, recycling and composting?	Positive effect +, No effect or neutral ~, negative effect -		
<b>Health and Well-being</b>						
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Covered by decision aiding questions for SA Objective 4	N/A	Is the site within 500m of an existing area of open space? <sup>(86)</sup>	Yes +, Potentially on-site + or ~ <sup>(87)</sup> , No -	Will it enable people to lead healthy lifestyles, including travel choices?	Yes +, No -
			Is the site within 800m of an outdoor sports facility?	Yes +, No -		
13. Promote accessibility of cultural and social activities	Will it promote accessibility to cultural or social activities?	Yes +, No -	Is the site within 800m of a facility where cultural or social activities can be accessed?	Yes +, Potentially on-site + or ~, No -	Will it promote accessibility of cultural or social activities?	Yes +, Uncertain ~, No -
<b>Population and Housing</b>						
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will it promote a growth in the provision of housing to meet needs (including for affordable and traveller accommodation)?	Yes +, No -	Will the site provide an increase in residential accommodation?	Yes +, Possible but uncertain ~, No -	Will it support the provision of housing that will meet identified needs (including for affordable and traveller accommodation)?	Yes +, Uncertain ~, No -
<b>Deprivation, Crime and Access to Services</b>						
15. Redress inequalities	Will it help reduce poverty and social exclusion for those areas and groups most affected?	Yes +, No -	Will development address a particular housing equality issue?	Yes +, Unlikely/ No -	Will it promote accessibility for all members of society, including the elderly and disabled?	Yes +, No -

86 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site

87 Reference to the council's Developer Contributions SPD with respect to scale of development will be had with the impact identified based on the likelihood of provision on site



SA Objective	The Strategy		Sites		Development Management Policies	
	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact	Decision Aiding Questions	Impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will it promote a reduction in levels of crime or the fear of crime?	Yes +, No -	Will development help to make the area safer?	Yes +, Uncertain ~, No -	Will it promote development that is designed to reduce and prevent crime, anti-social behaviour and the fear of crime?	Yes +, Uncertain ~, No -
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Will it facilitate access to basic services?	Yes +, No -	Is the site within 400m of a food shop?	Yes +, Potentially on-site + or ~, No -	Will it promote accessibility of services?	Yes +, No -
			Is the site within 1km of a GP surgery/ health centre?	Yes +, Potentially on-site + or ~, No -		
<b>Employment, Business, Retail and Tourism</b>						
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Will it match areas of population growth to employment growth in a manner which facilitates easy access to jobs?	Yes +, No -	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	Yes +, Potentially on-site + or ~, No -	Will it promote access to employment?	Yes +, No -
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Will it enhance Huntingdonshire as a business location and encourage inward investment?	Yes +, No -	Will the site provide opportunities for investment to create additional jobs?	Yes +, Uncertain ~, No -	Will it support economic activity in sectors targeted for growth or in the rural economy?	Yes +, No -
					Will it enable existing businesses to grow?	Yes +, No -
					Will it support the vitality and viability of established retail and service centres?	Yes +, No -
<b>Education</b>						
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Will it help improve the availability of training and education opportunities?	Yes +, No -	Is the site within 600m of a primary school?	Yes +, Potentially on-site + or ~, No -	Will it promote easy access to training and education?	Yes +, No -
<b>Transport Infrastructure and Commuting</b>						
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Will it reduce the need to travel?	Yes +, No -	Is the site within 400m of a bus stop?	Yes +, Potentially on-site + or ~, No -	Will it support and improve community and public transport?	Yes +, No -
	Will it match areas of growth to those with better or improving transport infrastructure?	Yes +, No -	Is the site free of known major transport infrastructure constraints?	Yes +, Uncertain ~, No -	Will it help improve cycle routes, footpaths and bridleways?	Yes +, No -
			Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	Yes +, No -	Will it improve accessibility by means other than the car?	Yes +, No -

## Appendix 8: SEA Regulation Extracts

Sustainability appraisals incorporate the requirements of the [Environmental Assessment of Plans and Programmes Regulations 2004](#) (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the [European Directive 2001/42/EC](#) (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment, including Local Plans.

The following extract from the Strategic Environmental Assessment Regulations sets out what environmental reports should contain and the procedures that should be followed when consulting on them.

### PART 3

#### ENVIRONMENTAL REPORTS AND CONSULTATION PROCEDURES

##### Preparation of environmental report

- 12.—(1) Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation.
- (2) The report shall identify, describe and evaluate the likely significant effects on the environment of—
- (a) implementing the plan or programme; and
  - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.
- (3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of—
- (a) current knowledge and methods of assessment;
  - (b) the contents and level of detail in the plan or programme;
  - (c) the stage of the plan or programme in the decision-making process; and
  - (d) the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.
- (4) Information referred to in Schedule 2 may be provided by reference to relevant information obtained at other levels of decision-making or through other Community legislation.
- (5) When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies.
- (6) Where a consultation body wishes to respond to a consultation under paragraph (5), it shall do so within the period of 5 weeks beginning with the date on which it receives the responsible authority's invitation to engage in the consultation.

##### Consultation procedures

- 13.—(1) Every draft plan or programme for which an environmental report has been prepared in accordance with regulation 12 and its accompanying environmental report ("the relevant documents") shall be made available for the purposes of consultation in accordance with the following provisions of this regulation.
- (2) As soon as reasonably practicable after the preparation of the relevant documents, the responsible authority shall—
- (a) send a copy of those documents to each consultation body;
  - (b) take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the authority's opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan or programme concerned, required under the Environmental Assessment of Plans and Programmes Directive ("the public consultees");
  - (c) inform the public consultees of the address (which may include a website) at which a copy of the relevant documents may be viewed, or from which a copy may be obtained; and
  - (d) invite the consultation bodies and the public consultees to express their opinion on the relevant documents, specifying the address to which, and the period within which, opinions must be sent.
- (3) The period referred to in paragraph (2)(d) must be of such length as will ensure that the consultation bodies and the public consultees are given an effective opportunity to express their opinion on the relevant documents.
- (4) The responsible authority shall keep a copy of the relevant documents available at its principal office for inspection by the public at all reasonable times and free of charge.
- (5) Nothing in paragraph (2)(c) shall require the responsible authority to provide copies free of charge; but where a charge is made, it shall be of a reasonable amount.

# Appendix 9: SEA Directive Extracts

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

## Appendix 9: SEA Directive Extracts

This section looks at the [SEA Directive \(Directive 2001/42/EC\)](#), identifies its requirements for environmental assessment of plans and programmes, where in the sustainability appraisal process these requirements are covered and where in this document relevant content can be found.

Section	Content
<b>Article 1</b>	<p>Objectives</p> <p>The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.</p>
<b>Article 2</b>	<p>Definitions</p> <p>For the purposes of this Directive:</p> <p>(a) "plans and programmes" shall mean plans and programmes, including those co-financed by the European Community, as well as any modifications to them:- which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and- which are required by legislative, regulatory or administrative provisions;</p> <p>(b) "environmental assessment" shall mean the preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision in accordance with Articles 4 to 9;</p> <p>(c) "environmental report" shall mean the part of the plan or programme documentation containing the information required in Article 5 and Annex I;</p> <p>(d) "The public" shall mean one or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.</p>
<b>Article 3</b>	<p>Scope</p> <p>1. An environmental assessment, in accordance with Articles 4 to 9, shall be carried out for plans and programmes referred to in paragraphs 2 to 4 which are likely to have significant environmental effects.</p> <p>2. Subject to paragraph 3, an environmental assessment shall be carried out for all plans and programmes, (a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use and which set the framework for future development consent of projects listed in Annexes I and II to Directive 85/337/EEC, or (b) which, in view of the likely effect on sites, have been determined to require an assessment pursuant to Article 6 or 7 of Directive 92/43/EEC.</p> <p>3. Plans and programmes referred to in paragraph 2 which determine the use of small areas at local level and minor modifications to plans and programmes referred to in paragraph 2 shall require an environmental assessment only where the Member States determine that they are likely to have significant environmental effects.</p> <p>4. Member States shall determine whether plans and programmes, other than those referred to in paragraph 2, which set the framework for future development consent of projects, are likely to have significant environmental effects.</p> <p>5. Member States shall determine whether plans or programmes referred to in paragraphs 3 and 4 are likely to have significant environmental effects either through case-by-case examination or by specifying types of plans and programmes or by combining both approaches. For this purpose Member States shall in all cases take into account relevant criteria set out in Annex II, in order to ensure that plans and programmes with likely significant effects on the environment are covered by this Directive.</p> <p>6. In the case-by-case examination and in specifying types of plans and programmes in accordance with paragraph 5, the authorities referred to in Article 6(3) shall be consulted.</p> <p>7. Member States shall ensure that their conclusions pursuant to paragraph 5, including the reasons for not requiring an environmental assessment pursuant to Articles 4 to 9, are made available to the public.</p> <p>8. The following plans and programmes are not subject to this Directive:- plans and programmes the sole purpose of which is to serve national defence or civil emergency,- financial or budget plans and programmes.</p> <p>9. This Directive does not apply to plans and programmes co-financed under the current respective programming periods(11) for Council Regulations (EC) No 1260/1999(12) and (EC) No 1257/1999(13).</p>

# SEA Directive Extracts Appendix 9:

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Section	Content
<b>Article 4</b>	<p>General obligations</p> <ol style="list-style-type: none"> <li>1. The environmental assessment referred to in Article 3 shall be carried out during the preparation of a plan or programme and before its adoption or submission to the legislative procedure.</li> <li>2. The requirements of this Directive shall either be integrated into existing procedures in Member States for the adoption of plans and programmes or incorporated in procedures established to comply with this Directive.</li> <li>3. Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, at different levels of the hierarchy. For the purpose of, inter alia, avoiding duplication of assessment, Member States shall apply Article 5(2) and (3).</li> </ol>
<b>Article 5</b>	<p>Environmental report</p> <ol style="list-style-type: none"> <li>1. Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I.</li> <li>2. The environmental report prepared pursuant to paragraph 1 shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.</li> <li>3. Relevant information available on environmental effects of the plans and programmes and obtained at other levels of decision-making or through other Community legislation may be used for providing the information referred to in Annex I.</li> <li>4. The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report.</li> </ol>
<b>Article 6</b>	<p>Consultations</p> <ol style="list-style-type: none"> <li>1. The draft plan or programme and the environmental report prepared in accordance with Article 5 shall be made available to the authorities referred to in paragraph 3 of this Article and the public.</li> <li>2. The authorities referred to in paragraph 3 and the public referred to in paragraph 4 shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme or its submission to the legislative procedure.</li> <li>3. Member States shall designate the authorities to be consulted which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes.</li> <li>4. Member States shall identify the public for the purposes of paragraph 2, including the public affected or likely to be affected by, or having an interest in, the decision-making subject to this Directive, including relevant non-governmental organisations, such as those promoting environmental protection and other organisations concerned.</li> <li>5. The detailed arrangements for the information and consultation of the authorities and the public shall be determined by the Member States.</li> </ol>
<b>Article 7</b>	<p>Transboundary consultations</p> <ol style="list-style-type: none"> <li>1. Where a Member State considers that the implementation of a plan or programme being prepared in relation to its territory is likely to have significant effects on the environment in another Member State, or where a Member State likely to be significantly affected so requests, the Member State in whose territory the plan or programme is being prepared shall, before its adoption or submission to the legislative procedure, forward a copy of the draft plan or programme and the relevant environmental report to the other Member State.</li> <li>2. Where a Member State is sent a copy of a draft plan or programme and an environmental report under paragraph 1, it shall indicate to the other Member State whether it wishes to enter into consultations before the adoption of the plan or programme or its submission to the legislative procedure and, if it so indicates, the Member States concerned shall enter into consultations concerning the likely transboundary environmental effects of implementing the plan or programme and the measures envisaged to reduce or eliminate such effects. Where such consultations take place, the Member States concerned shall agree on detailed arrangements to ensure that the authorities referred to in Article 6(3) and the public referred to in Article 6(4) in the Member State likely to be significantly affected are informed and given an opportunity to forward their opinion within a reasonable time-frame.</li> <li>3. Where Member States are required under this Article to enter into consultations, they shall agree, at the beginning of such consultations, on a reasonable timeframe for the duration of the consultations.</li> </ol>
<b>Article 8</b>	<p>Decision making</p> <p>The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.</p>

# Appendix 9: SEA Directive Extracts

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Section	Content
<b>Article 9</b>	<p>Information on the decision</p> <p>1. Member States shall ensure that, when a plan or programme is adopted, the authorities referred to in Article 6(3), the public and any Member State consulted under Article 7 are informed and the following items are made available to those so informed:</p> <p>(a) the plan or programme as adopted;</p> <p>(b) a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and</p> <p>(c) the measures decided concerning monitoring in accordance with Article 10.</p> <p>2. The detailed arrangements concerning the information referred to in paragraph 1 shall be determined by the Member States.</p>
<b>Article 10</b>	<p>Monitoring</p> <p>1. Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.</p> <p>2. In order to comply with paragraph 1, existing monitoring arrangements may be used if appropriate, with a view to avoiding duplication of monitoring.</p>
<b>Article 11</b>	<p>Relationship with other Community legislation</p> <p>1. An environmental assessment carried out under this Directive shall be without prejudice to any requirements under Directive 85/337/EEC and to any other Community law requirements.</p> <p>2. For plans and programmes for which the obligation to carry out assessments of the effects on the environment arises simultaneously from this Directive and other Community legislation, Member States may provide for coordinated or joint procedures fulfilling the requirements of the relevant Community legislation in order, inter alia, to avoid duplication of assessment.</p> <p>3. For plans and programmes co-financed by the European Community, the environmental assessment in accordance with this Directive shall be carried out in conformity with the specific provisions in relevant Community legislation.</p>
<b>Article 12</b>	<p>Information, reporting and review</p> <p>1. Member States and the Commission shall exchange information on the experience gained in applying this Directive.</p> <p>2. Member States shall ensure that environmental reports are of a sufficient quality to meet the requirements of this Directive and shall communicate to the Commission any measures they take concerning the quality of these reports.</p> <p>3. Before 21 July 2006 the Commission shall send a first report on the application and effectiveness of this Directive to the European Parliament and to the Council. With a view further to integrating environmental protection requirements, in accordance with Article 6 of the Treaty, and taking into account the experience acquired in the application of this Directive in the Member States, such a report will be accompanied by proposals for amendment of this Directive, if appropriate. In particular, the Commission will consider the possibility of extending the scope of this Directive to other areas/sectors and other types of plans and programmes.</p> <p>A new evaluation report shall follow at seven-year intervals.</p> <p>4. The Commission shall report on the relationship between this Directive and Regulations (EC) No 1260/1999 and (EC) No 1257/1999 well ahead of the expiry of the programming periods provided for in those Regulations, with a view to ensuring a coherent approach with regard to this Directive and subsequent Community Regulations.</p>
<b>Article 13</b>	<p>Implementation of the Directive</p> <p>1. Member States shall bring into force the laws, regulations and administrative provisions necessary to comply with this Directive before 21 July 2004. They shall forthwith inform the Commission thereof.</p> <p>2. When Member States adopt the measures, they shall contain a reference to this Directive or shall be accompanied by such reference on the occasion of their official publication. The methods of making such reference shall be laid down by Member States.</p> <p>3. The obligation referred to in Article 4(1) shall apply to the plans and programmes of which the first formal preparatory act is subsequent to the date referred to in paragraph 1. Plans and programmes of which the first formal preparatory act is before that date and which are adopted or submitted to the legislative procedure more than 24 months thereafter, shall be made subject to the obligation referred to in Article 4(1) unless Member States decide on a case by case basis that this is not feasible and inform the public of their decision.</p> <p>4. Before 21 July 2004, Member States shall communicate to the Commission, in addition to the measures referred to in paragraph 1, separate information on the types of plans and programmes which, in accordance with Article 3, would be subject to an environmental assessment pursuant to this Directive. The Commission shall make this information available to the Member States. The information will be updated on a regular basis.</p>



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Section	Content
<b>Article 14</b>	<p>Entry into force</p> <p>This Directive shall enter into force on the day of its publication in the Official Journal of the European Communities.</p>
<b>Article 15</b>	<p>Addressees</p> <p>This Directive is addressed to the Member States.</p> <p>Done at Luxembourg, 27 June 2001.</p> <p>For the European Parliament The President N. Fontaine</p> <p>For the Council The President B. Rosengren</p> <p>(1) OJ C 129, 25.4.1997, p. 14 and OJ C 83, 25.3.1999, p. 13.            (2) OJ C 287, 22.9.1997, p. 101.            (3) OJ C 64, 27.2.1998, p. 63 and OJ C 374, 23.12.1999, p. 9.            (4) Opinion of the European Parliament of 20 October 1998 (OJ C 341, 9.11.1998, p. 18), confirmed on 16 September 1999 (OJ C 54, 25.2.2000, p. 76), Council Common Position of 30 March 2000 (OJ C 137, 16.5.2000, p. 11) and Decision of the European Parliament of 6 September 2000 (OJ C 135, 7.5.2001, p. 155). Decision of the European Parliament of 31 May 2001 and Decision of the Council of 5 June 2001.            (5) OJ C 138, 17.5.1993, p. 5.            (6) OJ L 275, 10.10.1998, p. 1.            (7) OJ L 175, 5.7.1985, p. 40. Directive as amended by Directive 97/11/EC (OJ L 73, 14.3.1997, p. 5).            (8) OJ L 206, 22.7.1992, p. 7. Directive as last amended by Directive 97/62/EC (OJ L 305, 8.11.1997, p. 42).            (9) OJ L 103, 25.4.1979, p. 1. Directive as last amended by Directive 97/49/EC (OJ L 223, 13.8.1997, p. 9).            (10) OJ L 327, 22.12.2000, p. 1.            (11) The 2000-2006 programming period for Council Regulation (EC) No 1260/1999 and the 2000-2006 and 2000-2007 programming periods for Council Regulation (EC) No 1257/1999.            (12) Council Regulation (EC) No 1260/1999 of 21 June 1999 laying down general provisions on the Structural Funds (OJ L 161, 26.6.1999, p. 1).            (13) Council Regulation (EC) No 1257/1999 of 17 May 1999 on support for rural development from the European Agricultural Guidance and Guarantee Fund (EAGGF) and amending and repealing certain regulations (OJ L 160, 26.6.1999, p. 80).</p>
<b>ANNEX I</b>	<p>Information referred to in Article 5(1)</p> <p>The information to be provided under Article 5(1), subject to Article 5(2) and (3), is the following:</p> <p>(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;</p> <p>(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;</p> <p>(c) the environmental characteristics of areas likely to be significantly affected;</p> <p>(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;</p> <p>(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;</p> <p>(f) the likely significant effects(1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;</p> <p>(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;</p> <p>(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;</p> <p>(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;</p> <p>(j) a non-technical summary of the information provided under the above headings.</p> <p>(1) These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.</p>

# Appendix 9: SEA Directive Extracts

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Section	Content
<b>ANNEX II</b>	<p>Criteria for determining the likely significance of effects referred to in Article 3(5)</p> <ol style="list-style-type: none"><li>1. The characteristics of plans and programmes, having regard, in particular, to<ul style="list-style-type: none"><li>- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</li><li>- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,</li><li>- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,</li><li>- environmental problems relevant to the plan or programme,</li><li>- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).</li></ul></li><li>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to<ul style="list-style-type: none"><li>- the probability, duration, frequency and reversibility of the effects,</li><li>- the cumulative nature of the effects,</li><li>- the transboundary nature of the effects,</li><li>- the risks to human health or the environment (e.g. due to accidents),</li><li>- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),</li><li>- the value and vulnerability of the area likely to be affected due to:<ul style="list-style-type: none"><li>- special natural characteristics or cultural heritage,</li><li>- exceeded environmental quality standards or limit values,</li><li>- intensive land-use,</li><li>- the effects on areas or landscapes which have a recognised national, Community or international protection status.</li></ul></li></ul></li></ol>

### Appendix 10: Local Plan Consultation

A series of documents have been prepared as the basis for consultation during the preparation of the Local Plan. The following table sets out these different documents, summarising their content including how that related to the sustainability appraisal process and identifying when the consultation took place. For details of the consultation methods and the comments made at each stage please refer to the Statement of Consultation.

Local Plan Stage	Document	Contents	Dates
1	<a href="#">Draft Sustainability Scoping Report</a>	Consultation on the <b>Sustainability Scoping Report</b> (task A 5), presenting tasks A 1 to A 4	24 February to 30 March 2012
	<a href="#">Huntingdonshire Local Plan to 2036: Initial Issues and Options</a>	A short leaflet that sought to identify the issues that the Local Plan would need to address, what development it would need to plan for and the process that would be involved in drawing the plan up. The leaflet was accompanied by a questionnaire designed to prompt consultees and stakeholders to think about the issues involved. No specific sustainability appraisal content	21 May to 24 June 2012
2	<a href="#">Draft Strategic Options and Policies</a>	The main document at this stage that set out: <ul style="list-style-type: none"> <li>Local plan production processes</li> <li>Expected levels of development</li> <li>Low, medium and high growth options based on data from the East of England Forecasting Model (EEFM)</li> <li>Draft vision, aim and objectives</li> <li>Scale of development policies</li> <li>Sustainability appraisal of the strategy options</li> </ul> <p>Included initial sustainability appraisal of the strategy (tasks B 2 to B 4) (Producing the SA content of documents was Stage C and the consultation was task D 1)</p>	31 August to 23 November 2012
	<a href="#">Potential development sites: Huntingdon Spatial Planning Area</a>	Draft policies for sites in and around Huntingdon, Brampton, Godmanchester and Alconbury Weald	
	<a href="#">Potential development sites: St Neots Spatial Planning Area</a>	Draft policies for sites in and around St Neots and Little Paxton	
	<a href="#">Potential development sites: St Ives Spatial Planning Area</a>	Draft policies for sites in and around St Ives	
	<a href="#">Potential development sites: Ramsey Spatial Planning Area</a>	Draft policies for sites in and around Ramsey	



# Appendix 10: Local Plan Consultation

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Local Plan Stage	Document	Contents	Dates
	<a href="#">Potential development sites: Key Service Centres and Small Settlements</a>	Draft policies for sites in and around the Key Service Centres and small settlements including Fenstanton, Kimbolton, Sawtry, Somersham, Warboys, Yaxley, Little Staughton Airfield industrial estate, and Wyton Airfield/ Wyton-on-the-Hill	
	<a href="#">Draft Development Management Policies</a>	Draft policies to guide and manage development focusing on the economy, transport, new homes, quality of development, climate change, the natural and historic environments and draft policies to complement those in the National Planning Policy Framework and reflect local circumstances	
	<a href="#">Evidence Base: Draft Huntingdonshire Environmental Capacity Study</a>	Assessments of the suitability, availability and deliverability of potential development sites incorporating sustainability appraisal. Included initial sustainability appraisal of the strategy (tasks B 2 to B 4) Sustainability appraisal of sites (tasks B 2 to B 5) (Producing the SA content of documents was Stage C and the consultation was task D 1)	
3	<a href="#">Stage 3 Draft Local Plan</a>	Consultation on the first full draft Local Plan.	31 May to 26 July 2013
	<a href="#">Stage 3: Huntingdonshire Environmental Capacity Study</a>	Assessments of the suitability, availability and deliverability of potential development sites incorporating sustainability appraisal. Sustainability appraisal of sites (tasks B 2 to B 5, producing the content was Stage C and the consultation was task D 1)	
	<a href="#">Stage 3: Sustainability Appraisal</a>	<b>Initial Sustainability Appraisal Report</b> presenting Stage B for the plan objectives, development strategy and policies (Producing the report was Stage C and the consultation on it was task D 1)	
	<a href="#">Huntingdonshire Environmental Capacity Study: Additional site assessments</a>	Assessments of the suitability, availability and deliverability of potential development sites incorporating sustainability appraisal. Sustainability appraisal of sites (tasks B 2 to B 5, producing the content was Stage C and the consultation was task D 1)	8 November to 6 December 2013
4	<a href="#">Huntingdonshire Local Plan to 2036: Targeted Consultation</a>	Consultation with key stakeholders on a further draft Local Plan No specific sustainability appraisal content	23 January to 20 March 2015

# Local Plan Consultation Appendix 10:

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Local Plan Stage	Document	Contents	Dates
5	<a href="#">Housing and Economic Land Availability Assessment: Additional Sites 2016</a>	Assessments of the suitability, availability and deliverability of potential development sites incorporating sustainability appraisal. Sustainability appraisal of sites (tasks B 2 to B 5, producing the content was Stage C and the consultation was task D 1)	26 September to 7 November 2016
	<a href="#">Huntingdonshire Local Plan to 2036: Wind Energy Developments</a>	Topic specific consultation on options for identifying areas of the district potentially suitable for wind turbines Sustainability appraisal of policy options (tasks B 2 to B 5, producing the content was Stage C and the consultation was task D 1)	21 November 2016 to 16 January 2017
6	Huntingdonshire Local Plan to 2036: Consultation draft 2017	Consultation period for comments on the revised draft Local Plan	30 June to 25 August 2017
	Huntingdonshire Local Plan to 2036: Sustainability Appraisal Final Report	<b>Draft Final Sustainability Appraisal Report</b> brings together and reviews all sustainability appraisal work to date, specifically presenting task D 2 for the plan objectives, development strategy, policies and site allocations as well as Stage E. (Producing the report was Stage C and task D 3)	

## Glossary

### **Affordable housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

### **Aged or veteran tree**

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

### **Air Quality Management Areas**

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Information regarding air quality management in Huntingdonshire can be found in the latest version of the Council's [Air Quality Updating and Screening Assessment Report](#).

### **Allowable Solutions**

Allowable Solutions are a wide range of carbon-saving measures that are available to developers to allow them, in addition to on-site building performance target to meet the Zero Carbon Housing policy of all housing achieving effectively zero CO<sub>2</sub> emissions from regulated energy use such as energy used for space heating and cooling, hot water, fixed lighting and ventilation, from 2016.

### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

### **Ancient woodland**

An area that has been wooded continuously since at least 1600 AD.

### **Annual Monitoring Report (AMR)**

Document produced each year to report on progress in producing the development plan documents and implementing its policies.

### **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### **Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

### **Birds and Habitats Directives**

European Directives to conserve natural habitats and wild fauna and flora.

### **Brownfield**

See previously developed land (PDL)

**Built-up area**

The built-up area is defined as a distinct group of 30 or more homes, other existing non-agricultural buildings of a permanent nature and their immediate surroundings. See policy LP 2: The Relationship Between the Built-up Area and the Countryside in the Local Plan for the full definition.

**Climate change adaptation**

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

**Climate change mitigation**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Community Infrastructure Levy**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Arrangements for the Community Infrastructure Levy for Huntingdonshire are set out in the Huntingdonshire Community Infrastructure Levy Charging Schedule.

**Community Right to Build Order**

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Comparison shopping**

Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

**Conservation (for heritage policy)**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area**

A designated area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance. It is a recognition of the value of a group of buildings and their surroundings and the need to protect not just individual buildings but the character of the area as a whole.

**Convenience shopping**

Convenience shopping is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

**Curtilage**

The area occupied by a property and land closely associated with that property. In terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage.

**Custom build homes**

Custom home building typically involves individuals or groups of individuals commissioning the construction of a new home or homes from a builder, contractor or package company or, in a modest number of cases, physically building a house for themselves or working with sub-contractors. This latter form of development is also known as 'self build' (i.e. custom build encompasses self build).

**Decentralised energy**

Local renewable and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

**Development plan**

This includes adopted Local Plans and neighbourhood development plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Edge of centre**

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Environmental Impact Assessment**

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

### **European site**

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

### **Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.

### **Green infrastructure**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

### **Green spaces**

Publicly accessible spaces, including local parks, sports grounds, cemeteries, school grounds, allotments, commons and historic parks and gardens.

### **Habitat**

The natural home or environment of a plant or animal.

### **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields or conservation areas) and assets identified by the local planning authority (including local listing).

### **Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

### **International, national and locally designated sites of importance for biodiversity**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including County Wildlife Sites.

### **Landscape Character Assessment**

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

### **Large scale development**

For dwellings, a large scale development is one where the number of residential units to be constructed is 50 or more. Where the number of residential units to be constructed is not given in the application a site area of 2 hectares or more should be used as the definition of a large scale development. For all other uses a large scale development is one where the floor space to be built is 2,500m<sup>2</sup> or more, or where the site area is 2 hectares or more.

### **Large scale major development**

For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000m<sup>2</sup> or more, or where the site area is 2 hectares or more.

### **Listed building curtilage**

Listed building curtilage is a legal term describing an area around a building, the boundary of which is defined by matters including past and present ownership and functional association and interdependency. The setting of a heritage asset will normally include, but generally be more extensive than, its curtilage.

### **Local planning authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

### **Main town centre uses**

Retail development (including retail warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major scale development**

Development above a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

**Material consideration**

An issue that should be taken into account when a decision is made on a planning application.

**Mineral Safeguarding Area**

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**Minor scale development**

Development up to a particular scale (10 or more homes for residential development) as defined in the General Development Procedure Order (2006) as amended.

**Mitigation measures**

These are measures requested/ carried out in order to limit the damage by a particular development/ activity.

**Neighbourhood Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood Development Plans**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Obtrusive light**

Light pollution that includes the brightening of the night sky (sky glow), uncomfortably bright light (glare) and light spilled beyond the area being lit (light intrusion).

**Older people**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building**

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre**

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town**

A location out of centre that is outside the existing urban area.

**Planning condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field**

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Pollution**

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

### **Previously developed land (PDL)**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

### **Primary shopping area**

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping area.

### **Primary and secondary shopping frontage**

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. They are defined on the policies map. Policy applies only to the ground floor of properties within a primary shopping frontage. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Secondary frontages are all those streets located within the primary shopping area that are not primary shopping frontages.

### **Priority habitats and species**

Species and habitats of principal importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

### **Ramsar sites**

Wetlands of international importance, designated under the 1971 Ramsar Convention. They mainly provide habitats for water birds

### **Registered Providers**

These are independent housing organisations registered with the Housing Corporation under the Housing Act 1996. Most are housing associations, but there are also trusts, co-operatives and companies.

### **Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

### **Rural exception schemes/ sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable housing units without grant funding.

### **Self build homes**

See custom build homes above.

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Significance (heritage)**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### **Special Areas of Conservation**

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

### **Special Protection Areas**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.



**Site of Special Scientific Interest**

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Housing Market Assessment**

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

**Submission**

Point at which a draft development plan is sent to the Secretary of State for examination.

**Superfast broadband**

Fast internet connections typically making use of fibre-optic technologies. There is a wide range of speeds that are considered to be superfast but it is currently typically considered to be at least 25Mbps.

**Supplementary planning documents**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Drainage System (SuDS)**

Previously known as Sustainable Urban Drainage Systems, these cover a range of approaches to surface water drainage management including source control measures such as rainwater recycling, infiltration devices to allow water to soak into the ground, vegetated features that hold and drain water downhill mimicking natural drainage patterns, filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed and basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

**Sustainable transport modes**

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Town centre**

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement**

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Use Classes Order**

Planning regulations outlining a schedule of uses to which a given premises or building can be put. Some changes of use require planning permission.

**Viability Assessment**

An assessment of viability considering assumed costs that may be incurred and values and income that may be generated (e.g. from completed house sales), which determines the residual land value and compares that value to a viability benchmark agreed by the Council or its nominated representative, namely Existing Use Value or Alternative Use Value plus a reasonable uplift.

**Vitality and Viability**

In terms of retailing, vitality is the capacity of a centre to grow or to develop its level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.



# Glossary

## Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

### **Windfall sites**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

### **Zero carbon building**

A building with net carbon emissions of zero over a typical year.