

Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 Sustainability Appraisal

Huntingdonshire District Council | Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 Sustainability Appraisal |

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1 Non-Technical Summary

Background

1.1 In March 2018 Huntingdonshire District Council submitted the Local Plan to 2036 for independent examination by a Planning Inspector appointed by the Secretary of State. An integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report relating to Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 was submitted alongside the Plan.

1.2 Public examination hearings were held between 17th-20th July and 10th-27th September 2018. Following on from these the Inspector has led preparation of a list of proposed main modifications to the submitted plan. This SA Addendum is published alongside the consultation on these.

1.3 The purpose of this SA addendum is to present an appraisal of the proposed main modifications to inform the current consultation. This SA Addendum represents an appraisal of the modified Local Plan policies and text. It should be read in combination with the [Final Sustainability Appraisal \(CORE/07\)](#) that was submitted alongside the Local Plan for examination and the [Sustainability Appraisal Explanatory Note \(EXAM/03\)](#) that was prepared following the hearing session on Matter 1 held on 17th July 2018 to understand the full sustainability impacts of the Local Plan.

1.4 This SA addendum focuses on the proposed Main Modifications to the Local Plan only. The Council is not currently proposing any additional modifications to the Local Plan, but will perform a 'sense check' prior to adoption to ensure that:

- all policies, paragraphs, figures and tables are sequentially numbered throughout the Plan;
- the document is internally consistent in terms of phraseology;
- all allocation reference numbers are sequentially numbered;
- a thorough grammar and spelling check is undertaken and amended where necessary;
- the accompanying policies map is updated to reflect all modifications.

1.5 These additional modifications are not subject to SA as they do not have the potential to give rise to significant sustainability effects.

What is a Sustainability Appraisal?

1.6 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.

1.7 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).

1.8 The overarching aim of the Sustainability Appraisal 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.

Previous Sustainability Appraisals of the Huntingdonshire Local Plan

1.9 [The Final Sustainability Appraisal 2017 \(CORE/07\)](#) was submitted alongside the Local Plan for examination, this document brought together all sustainability appraisal work that has been produced so far during production of the Local Plan to 2036. These stages included:

- Sustainability Appraisal Scoping Report 2012
- Initial Sustainability Appraisal 2013
- Environmental Capacity Study 2013 & 2015
- Housing and Economic Land Availability Assessment Sites Consultation 2016
- Huntingdonshire's Local Plan to 2036: Wind Energy Developments 2016
- Draft Final Sustainability Report 2017

Consultation versions of these documents can be found on the Council's [consultation portal](#).

1.10 During the Local Plan Examination a further [Sustainability Appraisal Explanatory Note \(EXAM/03\)](#) was produced. This document set out more details on the reasonable alternatives that were considered during the preparation of the Local Plan and how the choices put forward in the proposed submission Local Plan were selected.

1 Non-Technical Summary

1.11 It is important to emphasise that this document (Proposed Main Modifications 2018 Sustainability Appraisal) is an addendum to the above two documents and all parts of the SA should be read together. At the time of Plan adoption a ‘Sustainability Appraisal Statement’ will be published that explains in full how the Plan (as modified) is justified on the basis of alternatives appraised.

Methodology

1.12 The purpose of this Sustainability Appraisal is to present an appraisal of the proposed main modifications to the Huntingdonshire Local Plan to 2036 in order to inform the current consultation.

1.13 Section 3 of this document entitled 'Screening Proposed Main Modifications' identifies the policies, paragraphs, allocations or diagrams that have been modified. The table in section 3 screens each of these proposed main modifications to identify whether there are any sustainability appraisal implications and whether further assessment is needed. Some proposed main modifications are screened out at this stage and require no further assessment as by their very nature they will not have a significant impact on achieving sustainability objectives.

1.14 Further detailed assessment of the proposed main modifications (if required) can then be found in Section 4: Appraising Proposed Main Modifications. Here, a full appraisal of the proposed main modification against the sustainability objectives is presented accompanied by a summary of the findings. For clarity, a copy of the original sustainability appraisal of the policy/allocation prior to its modification is also included to allow comparison between the original appraisal and that for the proposed main modification.

1.15 There are 21 sustainability objectives to assess, each with a decision aiding question to aid assessment:

Sustainability Objective
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.
2. Protect water resources (both quality and quantity).
3. Manage and minimise 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.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements.
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 related to accessibility to housing provision.
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. 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.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities.

Sustainability Objective
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling and public transport).

1.16 Each objective is assessed in relation to the effect that the proposed main modification will have on these objectives and given a score. The scores are illustrated using the following system and accompanied by text explaining the rationale for these scores.

+	The likely effects of this option are considered to be positive.
~	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 effects of this option are considered to be negative.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

Summary of Findings

1.17 A summary of the findings of this sustainability appraisal is provided below. Column 3 and 4 summarise the sustainability appraisal screening results (found in Section 3 of this document) of the proposed main modification identifying whether there are any sustainability appraisal implications (column 3) and whether further assessment is needed (column 4). Some proposed main modifications are screened out at this stage and require no further assessment as by their very nature they will not have a significant impact on achieving sustainability objectives. If further assessment is required a full sustainability appraisal is undertaken (found in Section 4 of this document), column 5 summarises the results of this process and the affect that the proposed main modification has on the identified sustainability objectives.

Table 1 Sustainability Appraisal Summary Table

		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM1	LP 2 Strategy for Development and paragraphs 4.10, 4.18 and 4.20	The revised policy alters the strategy for consideration of development proposals in Alconbury, Bluntisham and Great Staughton. The policy will have different sustainability implications than previously due to the amendment to the development hierarchy.	Change to the SA findings which justifies further appraisal.	<p>The changes arising from the proposed main modification are generally not significant.</p> <p>The alteration changes the status of Alconbury, Bluntisham and Great Staughton meaning that proposals will need to be more carefully assessed against the level of services and infrastructure available (SA objective 5 and 21) and the impact of the proposed development on the character of the immediate locality and the settlement as a whole (SA objective 6).</p> <p>The reduced scale of growth anticipated within the plan period may have a detrimental impact on provision of affordable housing and that suitable for specialist needs (SA Objective 14); however, in the longer term the strategy remains unchanged with regard to the spatial planning areas minimising the impact.</p>
MM2	LP 3 Green Infrastructure	The revised text provides clarity on acceptable proposals relating to Grafham Water.	No change to the SA findings.	N/A

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM3	LP 5 Flood Risk and paragraph 4.69	Due to increased allowances for climate change the policy may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification increase the emphasis on ensuring development is safe for its lifetime from flood risk including that anticipated through climate change which enhances the beneficial effects of the policy (SA objective 3).
MM4	Paragraph 4.78	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM5	Figure 2: Key Diagram	The amendment to the diagram reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM6	Built up Areas definition, paragraphs 4.79 to 4.81	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM7	LP 9 Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	Deletion of this policy and consideration of development proposals in Alconbury, Bluntisham and Great Staughton as Small Settlements has limited impacts on the SA Objectives with some impacts concerning promoting growth in sustainable locations and retaining the quiet rural character of the area being less certain than before (SA objective 8 and 10); only that relating to matching population and employment growth (SA objective 18) becomes negative as there is no consideration of this factor in the Small Settlements policy.
MM8	Paragraph 4.104, Definition of Small Settlements, Policy LP10 and Paragraph 4.105	The modification moves Alconbury, Bluntisham and Great Staughton into the Small Settlements category. Consideration is required regarding the sustainability implications of development proposals in these areas.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification make only marginal differences to the sustainability of this policy by including three settlements with higher levels of services and facilities and a larger population than many others in this category. The modified policy results in a positive impact concerning the promotion of development in locations where higher densities are appropriate (SA objective 1).
MM9	LP11 The Countryside	The revised text provides greater consistency with the NPPF.	No change to the SA findings.	N/A
MM10	LP 16 Surface Water, paragraph 5.39	The revised text clarifies the need to consider standing advice where available.	No change to the SA findings.	N/A
MM11	Paragraph 6.42 and LP23 Local Services and Community Facilities	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM12	LP 24 Tourism and Recreation	The additional text provides clarity on supporting material required for a planning application.	No change to the SA findings.	N/A

Section 3: Screening Proposed Main Modifications				Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM13	Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to 7.49 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this policy reduces the potential for a number of positive sustainability outcomes including promoting development which improves the choice and availability of cultural and social activities (SA objective 13), meeting housing needs (SA objective 14) and reducing poverty and social exclusion (SA objective 15). Placing developments in sustainable location with access to services, education and public transport are also negatively affected (SA objectives 17, 20 and 21) However, the types of development which might have been achieved through it could still be delivered through other mechanisms including neighbourhood plans and the positive impacts thus achieved.
MM14	LP 32 Biodiversity and Geodiversity after paragraph 8.14	This additional supporting text provides clarification on mitigation measures required.	No change to the SA findings.	N/A
MM15	SEL 1.1 Former Alconbury Airfield and Grange Farm after paragraph 9.8	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM16	SEL1.2 RAF Alconbury after paragraph 9.22	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM17	HU1 Ermine Street, Huntingdon after paragraph 9.35	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM18	HU5 West of Edison Bell Way and paragraphs 9.62 to 9.63	The removal of this site with land to the east (HU6) results in the loss of a potential public car park and the addition of housing.	Due to the amalgamation of this site with land to the east (HU6) the revised site justifies a single updated sustainability appraisal under modification MM19.	Full sustainability appraisal of amalgamated site found under MM19.
MM19	HU6 George Street Huntingdon and paragraphs 9.64 to 9.72	Due to the amalgamation of two sites and change of proposed use of the westernmost parcel of land it is likely that the site could have different sustainability affects than previously.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification make only marginal differences to the sustainability of this site. The provision of a mixed use site is no longer proposed. Removal of public car parking provision on the western part of the revised allocation (originally allocation HU5) means that the site will no longer provide a sustainable location for public car parking in close proximity to the railway station (SA objective 21). However, the amalgamation of allocations HU5 and HU6 increases the potential for affordable housing on site (SA objective 14).

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM20	HU9 Main Street Huntingdon and paragraphs 9.86 to 9.90	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a and the climate change allowance zone (SA objective 3).</p> <p>The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area; however, it has a neutral impact overall as the Local Plan Development Strategy (policy LP 2) seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).</p>
MM21	HU10 Hinchingsbrooke Country Park Extension and paragraphs 9.91 to 9.94	Due to the boundary reduction and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Screening conclusion: potential change to the SA findings which justifies further appraisal.	<p>The site 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.</p> <p>The proposed allocation produces positive sustainability outcomes in terms of retention of agricultural land (SA objective 1) and access to natural green space and infrastructure by public transport or cycling (SA objective 4). 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 (SA objective 1). The reduction in site area for this allocation (as proposed through modifications) does not affect the benefits that could be achieved through expansion of the Country Park.</p> <p>Expansion of the Country Park will reduce recreational pressure on Portholme SAC and SSSI by providing increased publicly accessible green space, provide additional recreational activities suitable for a growing population and support improved biodiversity (SA objective 5).</p>
MM22	HU11 Huntingdon Racecourse and paragraph 9.99	This additional supporting text provides clarification on the appropriate level of assessment required in relation to the amount of development proposed when submitting planning applications.	No change to the SA findings.	N/A
MM23	HU16 Tyrell's Marina and paragraphs 9.124 to 9.130	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives it does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3 (SA objective 3).

Section 3: Screening Proposed Main Modifications				Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				<p>Negative sustainability impacts include benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16) and improvements to the adjacent to a cluster of buildings of strong historic distinctiveness (SA objective 7). Not allocating the site also removes the potential to provide a mixed use development on this site in a sustainable location and on previously developed land (SA objective 13 and 21).</p> <p>The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).</p>
MM24	HU17 RGE Engineering	Due to the boundary extension and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The boundary extension to the site increases the site extending under the A14 flyover to Cook's Stream. This extension allows significant space for the partial relocation of the car park without reducing the residential or affordable housing capacity of the site (SA objective 15) and safeguards the site's trees (SA objective 1) and provides safe pedestrian and vehicular access from the car park onto the development site / junction with The Avenue (SA objective 16).</p> <p>The sustainability appraisal of the proposed modification remains generally unchanged overall from the original appraisal of the site.</p>
MM25	SEL2 St Neots East after paragraph 10.4	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM26	SN1 St Mary's Urban Village, St Neots	Due to a modification to address changes made through the approval of planning permission 17/01994/FUL to convert Brook House to 5 residential units the site may have different sustainability implications than previously.	Change to the SA findings which justifies further appraisal.	<p>Development still has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area (SA objective 7).</p> <p>The proposed main modification removes the requirement to retain Brook House as offices and increases the anticipated number of dwellings and affordable housing on site (SA objective 14 and 15). However, the requirement for 60m² still remains continuing the mixed use nature of the scheme and the potential for retail employment opportunities (SA objective 19 and 21).</p> <p>The sustainability appraisal of the proposed main modification remains unchanged overall from the original appraisal of the site.</p>

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM27	SN5 Former Youth Centre, Priory Road and paragraphs 10.45 to 10.51	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone (SA objective 3).</p> <p>The proposed main modification produces negative sustainability impacts in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16); improvements to the townscape and landscape given its position within a conservation area (SA objective 6 and 7) and the provision of residential development in a sustainable location close to town centre uses (SA objective 13).</p> <p>The removal of the allocation reduces the certainty of housing provision within St Neots; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).</p>
MM28	SI1 St Ives West paragraph 11.11	Due to the removal of reference to retail provision the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification removes the requirement for on-site retail provision and reduces the mix of uses and employment opportunities on-site, influencing SA objectives 19 and 21. However the sustainability impacts for these objectives stay the same as there remains opportunities via the provision of social and community facilities. The sustainability impact for SA objective 17 also remains the same as the original appraisal as there is no food store within the specified threshold at present.</p> <p>Removal of retail provision from the allocation means that there will be no accessible food shop on-site creating a negative impact, however the original appraisal of the site also identified this objective as negative.</p>
MM29	SI4 Former Car Showroom and paragraphs 11.20 to 11.28	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone (SA objective 3).</p>

Section 3: Screening Proposed Main Modifications				Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				<p>The proposed main modification produces a negative impact in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16) and to the townscape and landscape, given its position within a conservation area (SA objective 6 and 7) .</p> <p>The removal of the allocation reduces the certainty of housing provision within St Ives; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).</p>
MM30	RA3 West Station Yard and Northern Mill criterion d	Due to the insertion of a new criterion relating to the impact upon the Northern Mill building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification adds reference to retention of the Northern Mill building being subject to viability. If retention of the Northern Mill is not viable this could lead to the loss of a historically significant building, although the building is not listed or officially recorded as a building of local interest. However, redevelopment of the site could still improve the impact of the site on the townscape and landscape character and conservation area given its current untidy state. Therefore the sustainability impact of this modification has been amended from positive to neutral for SA objectives 6 and 7 (impacts to the townscape or landscape and heritage assets).</p>
MM31	SM2 Newlands, St Ives Road	Due to the insertion of a new criterion relating to the impact upon a nearby listed building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification does add a requirement for the preservation, and where possible, enhancement of the significance of affected heritage assets and their settings. This would ensure the development provides additional positive impacts to the surrounding townscape and landscape of Somersham and a heritage asset and its setting. Therefore the proposed main modification creates a positive sustainability impact upon SA objectives 6 and 7.</p>

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM32	SM5 East of Robert Avenue and paragraphs 13.83 to 13.89	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Somersham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).</p>
MM33	WB2 Manor Farm Buildings and paragraph 13.99	The removal of text provides clarity regarding how to address the redevelopment of the site. Minor spelling error also corrected.	No change to the SA findings.	N/A
MM34	Chapter 14 Local Service Centres	Removal of title from Local Plan.	No change to the SA findings.	N/A
MM35	AL1 North of School Lane, Alconbury and paragraphs 14.1 to 14.5	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Alconbury; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).</p>
MM36	BL1 West of Longacres, Bluntisham and paragraphs 14.6 to 14.10	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).</p>
MM37	BL2 North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres</p>

Section 3: Screening Proposed Main Modifications				Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).
MM38	GS1 South of 29 The Green, Great Staughton and paragraphs 14.15 to 14.17	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).</p>
MM39	GS2 Between 20 Cage Lane and Averyhill, Great Staughton and paragraphs 14.18 to 14.21	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).</p>

1.18 The proposed main modifications do make a number of changes to Sustainability Appraisal scores reducing or removing some positive effects previously identified. These changes include site specific benefits that will be lost through not redeveloping a site, including improvements to crime and safety and to the townscape and landscape for sites such as HU16 and SN5 (proposed main modifications MM23 and MM 27) and the reduction of the certainty of housing provision within specific settlements such as previously identified Local Service Centres. A full comparison of these changes for each proposed main modification can be found in Section 4 Appraising Proposed Main Modifications. However, the changes to the SA findings (as summarised above) do not fundamentally alter the in-combination effects of the Local Plan or the effect of the Local Plan on other plans and programmes. The Council will continue to meet its OAHN target through its strategy for development and settlement hierarchy meaning that there is no increase in housing pressure on neighbouring authorities as housing need can still be achieved and provided in sustainable locations when considering the plan as a whole; and the plan (as modified) would continue to provide sustainability benefits in terms of green infrastructure and flood risk.

2 Introduction

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2 Introduction

2.1 Sustainability Appraisal is an iterative process for assessing the social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process. Strategic Environmental Assessment is also required where a plan would have an impact on the environment. There is a clear overlap between the two processes and the [Final Sustainability Appraisal Report \(SA\) \(CORE/07\)](#) prepared alongside the [Huntingdonshire Local Plan to 2036: Proposed Submission \(CORE/01\)](#) combines both into a single document. A Habitats Regulations Assessment and Equality Impact Assessment have also been prepared in support of the Local Plan.

Background

2.2 In March 2018 Huntingdonshire District Council submitted the Local Plan to 2036 for independent examination by a Planning Inspector appointed by the Secretary of State. An integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Report relating to Huntingdonshire's Local Plan to 2036: Proposed Submission 2017 was submitted alongside the Plan.

2.3 Public examination hearings were held between 17th-20th July and 10th-27th September 2018. Following on from these the Inspector has led preparation of a list of proposed main modifications to the submitted plan. This SA Addendum is published alongside the consultation on these.

2.4 The purpose of this SA addendum is to present an appraisal of the proposed main modifications to inform the current consultation. This SA Addendum represents an appraisal of the modified Local Plan policies and text. It should be read in combination with the [Final Sustainability Appraisal \(CORE/07\)](#) that was submitted alongside the Local Plan for examination and the [Sustainability Appraisal Explanatory Note \(EXAM/03\)](#) that was prepared following the hearing session on Matter 1 held on 17th July 2018 to understand the full sustainability impacts of the Local Plan.

2.5 This SA addendum focuses on the proposed Main Modifications to the Local Plan only. The Council is not currently proposing any additional modifications to the Local Plan, but will perform a 'sense check' prior to adoption to ensure that:

- all policies, paragraphs, figures and tables are sequentially numbered throughout the Plan;
- the document is internally consistent in terms of phraseology;
- all allocation reference numbers are sequentially numbered;
- a thorough grammar and spelling check is undertaken and amended where necessary;
- the accompanying policies map is updated to reflect all modifications.

2.6 These additional modifications are not subject to SA as they do not have the potential to give rise to significant sustainability effects.

What is a Sustainability Appraisal?

2.7 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.

2.8 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).

2.9 The overarching aim of the Sustainability Appraisal 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.

Previous Sustainability Appraisals of the Huntingdonshire Local Plan

2.10 [The Final Sustainability Appraisal 2017 \(CORE/07\)](#) was submitted alongside the Local Plan for examination, this document brought together all sustainability appraisal work that has been produced so far during production of the Local Plan to 2036. These stages included:

- Sustainability Appraisal Scoping Report 2012
- Initial Sustainability Appraisal 2013
- Environmental Capacity Study 2013 & 2015
- Housing and Economic Land Availability Assessment Sites Consultation 2016
- Huntingdonshire's Local Plan to 2036: Wind Energy Developments 2016
- Draft Final Sustainability Report 2017

2.11 Consultation versions of these documents can be found on the Council's [consultation portal](#).

2.12 During the Local Plan Examination a further [Sustainability Appraisal Explanatory Note \(EXAM/03\)](#) was produced. This document set out more details on the reasonable alternatives that were considered during the preparation of the Local Plan and how the choices put forward in the proposed submission Local Plan were selected.

2.13 It is important to emphasise that this document (Proposed Main Modifications 2018 Sustainability Appraisal) is an addendum to the above two documents and all parts of the SA should be read together. At the time of Plan adoption a 'Sustainability Appraisal Statement' will be published that explains in full how the Plan (as modified) is justified on the basis of alternatives appraised.

Methodology

2.14 The purpose of this Sustainability Appraisal is to present an appraisal of the proposed main modifications to the Huntingdonshire Local Plan to 2036 in order to inform the current consultation.

2.15 Section 3 of this document entitled 'Screening Proposed Main Modifications' identifies the policies, paragraphs, allocations or diagrams that have been modified. The table in section 3 screens each of these proposed main modifications to identify whether there are any sustainability appraisal implications and whether further assessment is needed. Some proposed main modifications are screened out at this stage and require no further assessment as by their very nature they will not have a significant impact on achieving sustainability objectives.

2.16 Further detailed assessment of the proposed main modifications (if required) can then be found in Section 4: Appraising Proposed Main Modifications. Here, a full appraisal of the proposed main modification against the sustainability objectives is presented accompanied by a summary of the findings. For clarity, a copy of the original sustainability appraisal of the policy/allocation prior to its modification is also included to allow comparison between the original appraisal and that for the proposed main modification.

2.17 There are 21 sustainability objectives to assess, each with a decision aiding question to aid assessment:

Sustainability Objective
1. Minimise development on greenfield land, maximise development on previously developed land or with the lowest agricultural value.
2. Protect water resources (both quality and quantity).
3. Manage and minimise 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.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements.
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 related to accessibility to housing provision.
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.

2 Introduction

Sustainability Objective
18. Improve access to satisfying work, appropriate to skills, potential and place of residence.
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.
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).

2.18 Each objective is assessed in relation to the effect that the proposed main modification will have on these objectives and given a score. The scores are illustrated using the following system and accompanied by text explaining the rationale for these scores.

+	The likely effects of this option are considered to be positive.
~	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 effects of this option are considered to be negative.
N	There is considered to be no relationship between the Decision Aiding Question and the option being assessed.

Consultation Details

2.19 This document is asking for comments with regard to the sustainability appraisal of the proposed main modifications only and not the proposed main modifications as written. If you would like to comment on the content of the proposed main modifications, you can do so by responding to the Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 for Consultation. Representations to the Huntingdonshire Local Plan to 2036: Proposed Submission consultation remain before the Inspector for his reference and to inform his final conclusion on the Local Plan.

2.20 Consultation on the Proposed Main Modifications 2018 Sustainability Appraisal and the Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 for Consultation will run for 7 weeks from 10 December 2018 to 29 January 2019; this reflects the duration of the Regulation 19 consultation on the Huntingdonshire Local Plan to 2036: Proposed Submission Consultation.

Document produced on 10 December 2018.

If you have an enquiry about the consultation, or its contents please contact us by:

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3 Screening Proposed Main Modifications

3.1 The following tables present the schedule of proposed main modifications with an additional column to consider the implications of each proposed main modification for the Sustainability Appraisal conclusions reported previously. Some proposed main modifications are screened out at this stage as by their very nature they will not have a significant impact on achieving sustainability objectives.

3.2 Where the screening of the proposed main modification indicates that it may change the previous conclusion an assessment of the changes against all relevant sustainability objectives this is presented in section 4.

3.3 The proposed main modifications are replicated in full in Appendix 1 for ease of reference. Please note any consultation responses on the proposed main modifications themselves should not be made on this document but on the separate Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 for Consultation document.

Table 2 Sustainability Appraisal Screening of the Proposed Main Modifications

Proposed Main Modification	Local Plan policy/ paragraph	Sustainability Appraisal Implications	Screening Conclusion
MM1	LP 2 Strategy for Development and paragraphs 4.10, 4.18 and 4.20	The revised policy alters the strategy for consideration of development proposals in Alconbury, Bluntisham and Great Staughton. The policy will have different sustainability implications than previously due to the amendment to the development hierarchy.	Change to the SA findings which justifies further appraisal.
MM2	LP 3 Green Infrastructure	The revised text provides additional support for a proposal which involves the role, function and continued operation of Grafham Water.	No change to the SA findings.
MM3	LP 5 Flood Risk and paragraph 4.69	Due to increased allowances for climate change the policy may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM4	Paragraph 4.78	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.
MM5	Figure 2: Key Diagram	The amendment to the diagram reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.
MM6	Built up Areas definition, paragraphs 4.79 to 4.81	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.
MM7	LP 9 Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM8	Paragraph 4.104, Definition of Small Settlements, Policy LP10 and Paragraph 4.105	The modification moves Alconbury, Bluntisham and Great Staughton into the Small Settlements category. Consideration is required regarding the sustainability implications of development proposals in these areas.	Potential change to the SA findings which justifies further appraisal.
MM9	LP11 The Countryside	Alteration of bullet point b to delete 'protect' and insert 'recognise' for enhanced consistency with the NPPF.	No change to the SA findings.
MM10	LP 16 Surface Water, paragraph 5.39	Clarification of the need to consider standing advice and deletion of reference to an unregulated flow into the Middle Level Commissioners managed system as a long term solution.	No change to the SA findings.
MM11	Paragraph 6.42 and LP23 Local Services and Community Facilities	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.

3 Screening Proposed Main Modifications

Proposed Main Modification	Local Plan policy/ paragraph	Sustainability Appraisal Implications	Screening Conclusion
MM12	LP 24 Tourism and Recreation	The additional text provides clarity on supporting material regarding long term viability required for a planning application.	No change to the SA findings.
MM13	Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to 7.49 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM14	LP 32 Biodiversity and Geodiversity after paragraph 8.14	This additional supporting text provides clarification on mitigation measures required.	No change to the SA findings.
MM15	SEL 1.1 Former Alconbury Airfield and Grange Farm after paragraph 9.8	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM16	SEL1.2 RAF Alconbury after paragraph 9.22	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM17	HU1 Ermine Street, Huntingdon after paragraph 9.35	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM18	HU5 West of Edison Bell Way and paragraphs 9.62 to 9.63	The removal of this site with land to the east (HU6) results in the loss of a potential public car park and the addition of housing.	Due to the amalgamation of this site with land to the east (HU6) the revised site justifies a single updated sustainability appraisal under modification MM19.
MM19	HU6 George Street Huntingdon and paragraphs 9.64 to 9.72	Due to the amalgamation of two sites and change of proposed use of the westernmost parcel of land it is likely that the site could have different sustainability affects than previously.	Potential change to the SA findings which justifies further appraisal.
MM20	HU9 Main Street Huntingdon and paragraphs 9.86 to 9.90	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM21	HU10 Hinchingsbrooke Country Park Extension and paragraphs 9.91 to 9.94	Due to the boundary reduction and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Screening conclusion: potential change to the SA findings which justifies further appraisal.
MM22	HU11 Huntingdon Racecourse and paragraph 9.99	This additional supporting text provides clarification on the appropriate level of assessment required in relation to the amount of development proposed when submitting planning applications.	No change to the SA findings.
MM23	HU16 Tyrell's Marina and paragraphs 9.124 to 9.130	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM24	HU17 RGE Engineering	Due to the boundary extension and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.

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Proposed Main Modification	Local Plan policy/ paragraph	Sustainability Appraisal Implications	Screening Conclusion
MM25	SEL2 St Neots East after paragraph 10.4	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM26	SN1 St Mary's Urban Village, St Neots	Due to a modification to address changes made through the approval of planning permission 17/01994/FUL to convert Brook House to 5 residential units the site may have different sustainability implications than previously.	Change to the SA findings which justifies further appraisal.
MM27	SN5 Former Youth Centre, Priory Road and paragraphs 10.45 to 10.51	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM28	SI1 St Ives West paragraph 11.11	Due to the removal of reference to retail provision the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM29	SI4 Former Car Showroom and paragraphs 11.20 to 11.28	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM30	RA3 West Station Yard and Northern Mill criterion d	Due to the insertion of a new criterion relating to the impact upon the Northern Mill building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM31	SM2 Newlands, St Ives Road	Due to the insertion of a new criterion relating to the impact upon a nearby listed building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.
MM32	SM5 East of Robert Avenue and paragraphs 13.83 to 13.89	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM33	WB2 Manor Farm Buildings and paragraph 13.99	The removal of text provides clarity regarding how to address the redevelopment of the site. Minor spelling error also corrected.	No change to the SA findings.
MM34	Chapter 14 Local Service Centres	Removal of title from Local Plan.	No change to the SA findings.
MM35	AL1 North of School Lane, Alconbury and paragraphs 14.1 to 14.5	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM36	BL1 West of Longacres, Bluntisham and paragraphs 14.6 to 14.10	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM37	BL2 North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM38	GS1 South of 29 The Green, Great Staughton and paragraphs 14.15 to 14.17	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.
MM39	GS2 Between 20 Cage Lane and Averyhill, Great Staughton and paragraphs 14.18 to 14.21	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.

4 Appraising Proposed Main Modifications

4 Appraising Proposed Main Modifications

Proposed Main Modification 1

LP2: Strategy for development and supporting text

Summary of changes:	Removal of 'Local Service Centres' category from the settlement hierarchy. Reduction of the total estimated housing supply within the plan period. Inclusion of a summary of the housing trajectory.
Previous sustainability appraisals:	Final Sustainability Appraisal Report (CORE/07) pages 788 to 792; pages 598 to 602; and pages 170 to 173.

Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	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.	+	The changes do not affect the appraisal in relation to this SA Objective	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements so similar opportunities to use previously developed land will still arise. The reduced housing supply within the plan period could potentially increase the proportion of development capable of being accommodated 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)	+	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 .	+	Sites in local service centres are mostly classed as Grade 3.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements so similar opportunities to use land which is agricultural grade 3 or lower will arise. The reduced housing supply within the plan period could potentially increase the proportion of development capable of being accommodated on land which is agricultural grade 3 or lower.

Appraising Proposed Main Modifications 4

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements so similar, limited opportunities for higher density development will arise. The reduced housing supply within the plan period has a limited impact on this SA Objective as the anticipated proportions of development across the settlement hierarchy remain unchanged and major development proposals simply extend into the longer term.
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.	+	Sites in local service centres are considered to be in locations away from waterways that are sensitive to changes in water quality.	+	Removal of the Local Service Centres category effectively reverts the policy to the original appraisal with regard to this SA Objective.
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.	+	Sites in local service centres are considered to be in locations where water treatment capacity exists or can be added to effectively.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements so similar impacts on water treatment capacity will be experienced. The reduced housing supply within the plan period may benefit this SA Objective by reducing the rate of increase of demand.

4 Appraising Proposed Main Modifications

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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.	+	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.	+	All sites proposed for allocation within the Local Service Centres were in flood zone 1 to minimise their risk of flooding. Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements and alternative sites will be expected to be sequentially tested to minimise 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.	+	Sites in local service centres are considered to be in locations that have reasonable access to open/ green space.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to open or green space. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the level of service and infrastructure provision in the settlement.
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	~	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.	~	Removal of the Local Service Centres category and reduced housing supply within the plan period may reduce potentially detrimental impacts on natural habitats but may also reduce opportunities for their enhancement or creation resulting in an uncertain impact on this SA Objective from the proposed modification.

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
		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.	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the impact of development on the character of the immediate locality and the settlement as a whole potentially improving the response to this SA Objective. The reduced housing supply within the plan period may benefit this SA Objective by reducing the amount of development to be absorbed into the landscape.
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.	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the impact of development on the character of the immediate locality and the settlement as a whole potentially improving the response

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
								to this SA Objective. The reduced housing supply within the plan period may benefit this SA Objective by reducing the amount of development to be absorbed into the built environment.
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.	~	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. However, this change is not considered sufficient to consider the policy as having potentially beneficial effects for this 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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the impact of development on the character of the immediate locality and the settlement as a whole potentially improving the response to this SA Objective. The reduced housing supply within the plan period may benefit this SA Objective by reducing the amount of development to be absorbed into the built environment.
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.	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.	+	The policy still seeks to conserve and enhance the historic environment; removal of the Local Service Centres category and reduction of the amount of development anticipated within the plan period may benefit this SA Objective.

Appraising Proposed Main Modifications 4

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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	+	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.	+	Reduction of the amount of development within the plan period and extension of the housing trajectory for clusters of sites around the Strategic Expansion Locations may marginally reduce these opportunities in as much as the rate of demand will be slower but the longer term demand remains unchanged so the impact of the proposed main modification is considered to be negligible.
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.	+	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.	+	Removal of the Local Service Centres category and reduced housing supply within the plan period may marginally improve the impacts on this SA Objective as technological responses to tackle climate change are constantly evolving and deferred development may be able to take advantage of more advanced technology.
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.	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements so similar, impacts will arise. The reduced housing supply within the plan period may have a marginally beneficial impact on this SA Objective as the overall quantity of development in areas with mixed employment and housing is reduced.

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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.	+	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.	+	The reduced housing supply within the plan period may have a marginally beneficial impact on this SA Objective as the overall quantity of development which may generate air pollution is reduced.
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	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the impact of development on the character of the immediate locality and the settlement as a whole potentially improving the response to this SA Objective. The reduced housing supply within the plan period may benefit this SA Objective by reducing the amount of development which could impact on the quiet rural character of the district.
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	~	The changes do not affect the appraisal in relation to this SA Objective	~	There are limited areas of search for waste in the district; however, development is not precluded and may be accommodated within growth proposals.

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	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.	+	The changes do not affect the appraisal in relation to this SA Objective	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to travel choices. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the level of service and infrastructure provision in the settlement.
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.	+	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	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to cultural or social activities. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the level of service and infrastructure provision in the settlement.
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	+	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.	-	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; however, the loss of specific

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
								allocations of a sufficient scale to generate affordable housing may have a detrimental impact on this SA Objective. The reduced housing supply within the plan period may have a detrimental impact on this SA Objective by reducing opportunities to meet specific needs.
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	~	The changes do not affect the appraisal in relation to this SA Objective	~	Removal of the Local Service Centres category and reduced housing supply within the plan period may marginally worsen the impacts on this SA Objective as less housing and employment opportunities will be generated but the scale and nature of this impact is uncertain.
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	~	The changes do not affect the appraisal in relation to this SA Objective	~	Removal of the Local Service Centres category and reduced housing supply within the plan period is unlikely to have an impact on 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	+	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	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to basic services. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the level of service and

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
								infrastructure provision in the settlement.
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.	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to employment opportunities. Proposals for development in Alconbury, Given the limited scale of growth that was directed to Local Service Centres the impact of the proposed main modification on this SA Objective is expected to be negligible.
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.	+	The changes do not affect the appraisal in relation to this SA Objective	+	Although the Local Service Centre category is removed the policy still directs the majority of employment growth to the Spatial Planning Areas so the impact of the proposed modification on this SA Objective is expected to be negligible.
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	~	The changes do not affect the appraisal in relation to this SA Objective	~	The proposed main modifications do not affect the appraisal in relation to this SA Objective.

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Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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	+	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.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not have reasonable access to basic services, employment and social and cultural facilities reducing the need to travel. Proposals for development in Alconbury, Bluntisham and Great Staughton will be assessed under LP10: Small Settlements which specifically requires consideration of the level of service and infrastructure provision in the settlement.
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.	+	Local service centres are considered to be in locations where transport infrastructure has available capacity.	+	Although the Local Service Centre category is removed the policy still directs approximately a quarter of all housing development necessary to meet the objectively assessed need for housing to Key Service Centres and Small Settlements; alternative sites may or may not be in areas with better or improving transport infrastructure. The reduced housing supply within the plan period may have a beneficial impact on this SA Objective by reducing the additional transport demand in some locations.
Conclusions:	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.		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		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		The changes arising from the proposed modification are generally not significant. The alteration is status of Alconbury, Bluntisham and Great Staughton means that proposals will need to be more carefully assessed against the level of services and infrastructure	

Decision Aiding Questions Will it...	Original Appraisal		Appraisal of Significant Changes for Reg 18 Consultation Summer 2017		Appraisal of Significant Changes for Proposed Submission		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
	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.		homes, jobs and services and minimises the wider impact of growth.		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.		available and the impact of the proposed development on the character of the immediate locality and the settlement as a whole. The reduced scale of growth anticipated within the plan period may have a detrimental impact on provision of affordable housing and that suitable for specialist needs; however, in the longer term the strategy remains unchanged with regard to the strategic expansion locations minimising the impact.	

Proposed Main Modification 3

LP5: Flood Risk

Summary of changes:	Additional policy text to reflect appropriate climate change allowances and additional supporting text advising on requirements for flood risk assessments.
Previous sustainability appraisals:	Final Sustainability Report (CORE/07) pages 181 to 182; 626 to 629; 799 to 800.

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		Appraisal of Proposed Main Modifications	
	Impacts	Commentary	Impacts	Commentary	Impacts	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	+	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)	+	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	+	The changes provide direction to detailed locally specific flood and water guidance. The changes provide more specific guidance on sequential testing to focus development in areas at least risk of flooding and therefore helps to prevent flood water related impacts on water quality.	+	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 6: Flood Risk and Surface Water Management		Appraisal of Significant Changes (Stage D) - LP 9: Flood Risk		Appraisal of Proposed Main Modifications	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
		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.	N	Decision aiding question is no longer considered to have a relationship with the policy	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.	+	The changes provide clearer guidance and include the requirement to consider future safety in areas within the climate change allowances.
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	+	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	+	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.	+	The changes require more detailed assessments and mitigation proposals to ensure development is safe for its lifetime from flood risk.

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		Appraisal of Proposed Main Modifications	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
Conclusions:	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 are significant in that 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.		The changes increase the emphasis on ensuring development is safe for its lifetime from flood risk including that anticipated through climate change which enhances the beneficial effects of the policy.	

Proposed Main Modification 7

LP9: Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring

Summary of changes:	Deletion of entire Local Service Centres policy and its supporting text.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) pages 810 to 811.

	Original Appraisal		Appraisal of Proposed Main Modification	
Decision aiding questions Will it...	Impacts	Commentary	Impacts	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.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy which equally seeks to support development within the built up area of a settlement which is more likely to be 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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy which may equally be grade 3 agricultural land or lower.
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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy which 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.

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	Original Appraisal		Appraisal of Proposed Main Modification	
Decision aiding questions Will it...	Impacts	Commentary	Impacts	Commentary
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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. The re-categorisation of the settlements makes no difference to the capacity of water treatment works.
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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. Open space and publicly accessible green space in these settlements is unchanged to 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.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the effect of a development proposal on the character of the immediate locality and the settlement as a whole increasing the sustainability requirement.
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.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the effect of a development proposal on the character of the immediate locality and the settlement as a whole increasing the sustainability requirement.
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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. 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 local service centres.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. 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 local service centres. Development at local service centres is likely to provide some support for existing cultural and social facilities.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the relationship between the amount and location of development proposed and the level of service and infrastructure provision so 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 policy provides some direction on how development proposals on land outside the built up area may be supported which include proposals for affordable housing provision and community facilities.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This equally supports consideration of proposals for development on land well-related to the the built up area that may meet specific needs so the changes do not affect the appraisal in relation to this SA Objective.

	Original Appraisal		Appraisal of Proposed Main Modification	
Decision aiding questions Will it...	Impacts	Commentary	Impacts	Commentary
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 include proposals for affordable housing provision and community facilities.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the relationship between the amount and location of development proposed and the level of service and infrastructure provision so the changes do not affect the appraisal in relation to this SA Objective.
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.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the relationship between the amount and location of development proposed and the level of service and infrastructure provision so 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)	+	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.	-	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This gives no consideration to the relationship with employment growth potentially reducing the sustainability relating to this Objective.
enhance Huntingdonshire as a business location and encourage inward investment? (SA19)	+	The policy supports appropriate economic development which could encourage inward investment.	+	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This addresses development for all use types so 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 local service centres and this could include educational uses. Development at local service centres could help support existing opportunities.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This addresses development for all use types so the changes do not affect the appraisal in relation to this SA Objective.
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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the relationship between the amount and location of development proposed and the level of service and infrastructure provision so 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)	~	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.	~	Removal of this policy will result in proposals for development in Alconbury, Bluntisham and Great Staughton being assessed under the Small Settlements policy. This requires consideration of the relationship between the amount and location of development proposed and the level of service and infrastructure provision so the changes do not affect the appraisal in relation to this SA Objective.

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	Original Appraisal		Appraisal of Proposed Main Modification	
Decision aiding questions Will it...	Impacts	Commentary	Impacts	Commentary
Conclusions:	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.		Deletion of this policy and consideration of development proposals in Alconbury, Bluntisham and Great Staughton as Small Settlements has limited impacts on the SA Objectives with some impacts concerning promoting growth in sustainable locations and retaining the quiet rural character of the area being less certain than before; only that relating to matching population and employment growth becomes negative as there is no consideration of this factor in the Small Settlements policy.	

Proposed Main Modification 8

LP10: Small Settlements

Summary of changes:	Insertion of Alconbury, Bluntisham and Great Staughton within the list of places defined as 'Small Settlements'.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) pages 190 to 191, 620 to 623, and 812.

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		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	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	+	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements will continue to support development within their built up areas which is more likely to be 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 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	~	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements will not give rise to any changes to 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	~	The changes do not affect the appraisal in relation to this SA Objective	+	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements will fractionally improve the opportunities to

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		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
		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.				promote development in locations where higher density development may be appropriate as Alconbury and Bluntisham are relatively large compared to many other Small Settlements.
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	~	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements makes no difference to the capacity of the water treatment works so this change does 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	+	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements makes no difference to the availability of open space or publicly accessible green space in these locations.
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.	+	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements means that the effect of development proposals on the character of the immediate locality and the settlement as a whole will need to be assessed potentially increasing the sustainability impact.
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.	+	Inclusion of Alconbury, Bluntisham and Great Staughton as Small Settlements means that the effect of development proposals on the character of the immediate locality and the settlement as a whole will need to be assessed potentially increasing the sustainability impact.

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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		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	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	+	Inclusion of Alconbury, Bluntisham and Great Staughton will not change the likely mix of any development in these settlements so 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	+	Inclusion of Alconbury, Bluntisham and Great Staughton will not change 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.	+	Inclusion of Alconbury, Bluntisham and Great Staughton may improve the opportunities for development in Small Settlements which has access to cultural and social activities.
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.	+	Inclusion of Alconbury, Bluntisham and Great Staughton may improve the opportunities for development in Small Settlements which may meet specific housing needs.
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	+	The changes do not affect the appraisal in relation to this SA Objective	+	Inclusion of Alconbury, Bluntisham and Great Staughton may improve the opportunities for development in Small Settlements which has access to basic facilities.

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		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
		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.	~	The changes do not affect the appraisal in relation to this SA Objective	~	Inclusion of Alconbury, Bluntisham and Great Staughton will not change 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	~	Inclusion of Alconbury, Bluntisham and Great Staughton will not change the impact in relation to this SA Objective as the policy addresses development proposals for all uses.
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	~	Inclusion of Alconbury, Bluntisham and Great Staughton may slightly improve the opportunities for development in Small Settlements which provide access to basic facilities within walking or cycling distance.
Conclusions:	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.		The changes arising from the proposed main modification make only marginal differences to the sustainability of this policy by including three settlements with higher levels of services and facilities and a larger population than many others in this category. The modified policy results in a positive impact concerning the promotion of development in locations where higher densities are appropriate.	

4 Appraising Proposed Main Modifications

Proposed Main Modification 13

Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to 7.49 and Implementation and monitoring

Summary of changes:	Deletion of entire Community Planning Proposals policy and its supporting text.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) pages 177 to 178, 672 to 674 and 843.

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 27: Community Planning Proposals		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	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.	~	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.	~	Removal of this policy will reduce support for community developments through this mechanism eliminating any potential positive or negative impacts on 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.	~	Removal of this policy will reduce support for community developments through this mechanism eliminating any potential positive or negative impacts on landscape character.
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.	~	Removal of this policy will reduce support for community developments through this mechanism eliminating any potential positive or negative impacts on townscapes.
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.	+	Removal of this policy will reduce support for community developments through this mechanism retaining the rural nature.
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	-	Removal of this policy will reduce support for community developments through this mechanism which may have improved social or cultural 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.	+	The changes do not affect the appraisal in relation to this SA Objective	-	Removal of this policy will reduce support for community developments through this mechanism eliminates its limited potential to support this.

Decision Aiding Questions Will it...	Original Appraisal (Stage B) - Policy 4: Enabled Exceptions		Appraisal of Significant Changes (Stage D) - LP 27: Community Planning Proposals		Appraisal of Proposed Main Modification	
	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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	-	Removal of this policy will reduce support for community developments through this mechanism which may have helped to reduce social exclusion.
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	-	Removal of this policy will reduce support for community developments through this mechanism eliminates its limited potential to support this.
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	-	Removal of this policy will reduce support for community developments through this mechanism eliminates its limited potential to support this.
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	-	Removal of this policy will reduce support for community developments through this mechanism eliminates its limited potential to support this.
Conclusions:	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.		The removal of this policy reduces the potential for a number of positive sustainability outcomes including promoting development which improves the choice and availability of cultural and social activities, meeting housing needs and reducing poverty and social exclusion. Placing developments in sustainable location with access to services, education and public transport are also negatively affected. However, the types of development which might have been achieved through it could still be delivered through other mechanisms including neighbourhood plans and the positive impacts thus achieved.	

Proposed Main Modification 15

SEL 1.1: Former Alconbury Airfield and Grange Farm after paragraph 9.8

Summary of changes:	Insertion of additional text to clarify the build-out rate of the site.
Previous sustainability appraisals:	Early sustainability appraisals were completed for seven separate parts of the site to consider the effects of different elements of them. These can be found in the Final Sustainability Appraisal (CORE/07) on pages 261 to 279. The consolidated appraisal below was first presented in the Housing and Economic Land Availability Assessment (July 2017).

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		Appraisal of consolidated site in HELAA summer 2017		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	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 site is a mixture of previously developed land, grade 2 and 3 agricultural land, runway hardstanding and buildings. At least half the site is considered to be previously developed land. The site is of a sufficient scale to incorporate a full range of densities including higher density development.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 site is in flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+		+	

		Appraisal of consolidated site in HELAA summer 2017		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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?	-	Several parts of the Hill Wood and Long Coppice CWS lie within the site. The Little Less CWS lies 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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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 site has considerable capacity for development; careful management will be required to ensure it has a positive impact on the surroundings.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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/ networks should be given detailed consideration in light of the scale of development envisaged.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	-	Given the scale of development it is expected that some level of light, noise and other forms of pollution will result.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

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		Appraisal of consolidated site in HELAA summer 2017		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
	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?	+	New open space and outdoor sports facilities would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	Cultural and social activities facilities would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site will provide a substantial increase in residential accommodation.	-	Slower delivery of the site may reduce the rate at which affordable housing is delivered having a negative affect on the appraisal in relation to this SA Objective.
15. Redress inequalities related to accessibility to housing provision	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.	+	Slower delivery of the site may reduce the rate at which affordable housing having a negative affect on the appraisal in relation to this SA Objective.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	+	A range of social and community services would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	Employment opportunities already exist within 2 kms of the Alconbury Weald site; the designated enterprise zone offers potential for a substantial concentration of employment opportunities.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

		Appraisal of consolidated site in HELAA summer 2017		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	The designated enterprise zone offers potential for a significant investment in employment opportunities with a target of 8000 jobs.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	+	A number of primary schools and a secondary school would be required to meet demand from the proposed scale of development.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+		+	
Conclusions:		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.		Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing.	

Proposed Main Modification 16

SEL 1.2: RAF Alconbury after paragraph 9.22

Summary of changes:	Insertion of additional text to clarify the build-out rate of the site.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) pages 709 to 712.

4 Appraising Proposed Main Modifications

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		Original Appraisal		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	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 site is a mixture of previously developed land, grade 2 and 3 agricultural land, runway hardstanding and buildings. At least half the site is considered to be previously developed land. The site is of a sufficient scale to incorporate a full range of densities including higher density development.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 site is in flood zone 1. No part is within a flood risk climate change allowance zone. Infiltration SuDS may not be possible due to geology.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	+		+	

		Original Appraisal		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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?	-	Several parts of the Hill Wood and Long Coppice CWS lie within the site. The Little Less CWS lies 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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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 site has considerable capacity for development; careful management will be required to ensure it has a positive impact on the surroundings.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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/ networks should be given detailed consideration in light of the scale of development envisaged.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	Outside an air quality management area.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	-	Given the scale of development it is expected that some level of light, noise and other forms of pollution will result.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

4 Appraising Proposed Main Modifications

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		Original Appraisal		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
	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?	+	New open space and outdoor sports facilities would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	Cultural and social activities facilities would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	Will the site provide an increase in residential accommodation?	+	The site will provide a substantial increase in residential accommodation.	-	Slower delivery of the site may reduce the rate at which affordable housing is delivered having a negative affect on the appraisal in relation to this SA Objective.
15. Redress inequalities related to accessibility to housing provision	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	+	A range of social and community services would be required within the site.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+	Employment opportunities already exist within 2 kms of the Alconbury Weald site; the designated enterprise zone offers potential for a substantial concentration of employment opportunities.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

		Original Appraisal		Appraisal of Proposed Main Modification	
Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	The designated enterprise zone offers potential for a significant investment in employment opportunities with a target of 8000 jobs.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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?	+	A number of primary schools and a secondary school would be required to meet demand from the proposed scale of development.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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 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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+		+	
Conclusions:		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.		Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing.	

Proposed Main Modification 17

HU1: Ermine Street, Huntingdon after paragraph 9.35

Summary of changes:	Insertion of additional text to clarify the build-out rate of the site.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) originally appraised this site as two separate elements on pages 291 to 295.

4 Appraising Proposed Main Modifications

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Northern part of site (North of Washingley Farm)

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

Appraising Proposed Main Modifications 4

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas nearby.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 14	Will the site provide an increase in residential accommodation?	+	Residential development is anticipated as part of the mix of uses.	+	Slower delivery of the site may reduce the rate at which affordable housing is delivered having a negative affect on the appraisal in relation to this SA Objective.
SA 15	Will development address a particular housing equality issue?	+	The scale of development anticipated should mean that housing equality issues can be addressed.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 16	Will development help to make the area safer?	~	New development is unlikely to affect the safety of the area.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 17	Is the site within 400m of a food shop?	-	Poor accessibility to services.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
	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.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 19	Will the site provide opportunities for investment to create additional jobs?		Employment development is proposed as part of a mix of uses.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+		+	
Conclusions:		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.		Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing.	

Southern part of site (South of Ermine Street)

		Original Appraisal		Appraisal of Proposed Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.

Appraising Proposed Main Modifications 4

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		Original Appraisal		Appraisal of Proposed Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 7	Will development impact on heritage assets or their settings?	-	Negative impact on historic ridge and furrow patterns.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	Is the site within 800m of an outdoor sports facility?	-		-	

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		Original Appraisal		Appraisal of Proposed Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 13	Is the site within 800m of a facility where cultural or social activities can be accessed?		No such facility available nearby.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 14	Will the site provide an increase in residential accommodation?		Proposed development would result in a major net increase in residential accommodation.		Slower delivery of the site may reduce the rate at which affordable housing is delivered having a negative affect on the appraisal in relation to this SA Objective.
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.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 16	Will development help to make the area safer?		Development is unlikely to affect crime or safety.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 17	Is the site within 400m of a food shop?		Local services may be provided within development.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 19	Will the site provide opportunities for investment to create additional jobs?		The variety of uses would provide employment opportunities.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 20	Is the site within 600m of a primary school?		Primary school anticipated as part of potential development.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.		Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+		+	
Conclusions:		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.		Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing.	

Proposed Main Modification 19

HU6: George Street, Huntingdon and paragraphs 9.64 to 9.72

Summary of changes:	Extension to include land west of Edison Bell Way (formerly HU5) and proposed use for residential purposes.
Previous sustainability appraisals:	The original appraisal was based on a site of approximately 6ha as allocated in the Huntingdon West AAP, policy HW4 for mixed uses (Final Sustainability Appraisal pages 308 to 309). The appraisal for proposed submission reflected a portion of HW4 of approximately 3ha allocated solely for residential use. This was allocation HU6 (Final Sustainability Appraisal pages 870 to 873).

		Original Appraisal of larger site	
SA Objective	Decision aiding question	Impacts	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.
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.

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		Original Appraisal of larger site	
SA Objective	Decision aiding question	Impacts	Commentary
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	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 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>Conclusion: 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>			

		Appraisal for proposed submission		Appraisal of Proposed Main Modification	
SA Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
1. Minimise development on greenfield land, maximise development on previously	Is more than half the site PDL?	+	The land is previously developed, is urban land and is considered suitable for higher densities.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site remains on previously developed land.

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		Appraisal for proposed submission		Appraisal of Proposed Main Modification	
SA Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
developed land or with the lowest agricultural 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?	+		+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site remains on previously developed land.
	Is the site in an area where higher density development is appropriate?	+		+	The site is considered suitable for higher densities . A reduced number of storeys would be required adjacent to the railway embankment as a result of the inclusion of site HU5.
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.	~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site remains in flood zone 1.
	Is any part of the site located in a flood risk climate change allowance zone (central, higher central or upper end)?	+		+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site remains outside of flood risk climate change allowance zones.
	Can the site incorporate SuDS?	~		~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site remains within 300m of natural greenspace.
	Does the site present opportunities to link into and/or form part of the green infrastructure network?	~		~	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, links with green infrastructure remain unlikely due to the site's urban location.
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.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, there remain no nature designations nearby.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	+		+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, there remain no nature designations nearby.
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.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site still comprises hardstanding and scrub, redevelopment of the site has the potential to positively effect the surrounding townscape.

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		Appraisal for proposed submission		Appraisal of Proposed Main Modification	
SA Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, small parts of the land are still 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.	-	The change does not affect the appraisal in relation to this SA objective. The scale of the revised allocation remains unlikely to be large enough to support 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.	-	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	Will development reduce waste production and increase reuse, recycling and composting?	~		~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	+	The change does not affect the appraisal in relation to this SA objective.
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.	+	Proposal includes housing. Removal of car parking provision on the western part of the revised allocation increases the potential provision of housing from 300 to 340 homes.
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.	+	Scale of housing proposed would trigger affordable housing contributions. Removal of car parking provision on the western part of the revised allocation (originally allocation HU5) increases the potential provision of affordable housing.
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.	+	The change does not affect the appraisal in relation to this SA objective.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion	Is the site within 400m of a food shop?	+	Within 400m of a food shop. There is a GP within 1km.	+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, a food shop still remains approximately 250 m to the north of the site and a GP remains within 1km.
	Is the site within 1km of a GP surgery/ health centre?	+		+	

		Appraisal for proposed submission		Appraisal of Proposed Main Modification	
SA Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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	Is the site within 2kms of a major concentration of employment opportunities and/ or potential employees?	+	Close to Huntingdon town centre.	+	The change does not affect the appraisal in relation to this SA objective.
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.	-	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, the site will remain for residential development only.
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.	-	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	Is the site free of known major transport infrastructure constraints?	+		+	The addition of allocation HU5 to site HU6 does not affect the appraisal in relation to this SA objective, there remains no known transport infrastructure constraints.
	Will the site support a mix of uses such as employment, retail and/or community facilities?	+		-	A mix of uses is no longer proposed. Removal of public car parking provision on the western part of the revised allocation (originally allocation HU5) means that the site will no longer provide a sustainable location for public car parking in close proximity to the railway station. Residential development only anticipated.
Conclusions:		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.		The changes arising from the proposed main modification make only marginal differences to the sustainability of this site. The provision of a mixed use site is no longer proposed. Removal of public car parking provision on the western part of the revised allocation (originally allocation HU5) means that the site will no longer provide a sustainable location for public car parking in close proximity to the railway station. However, the amalgamation of allocations HU5 and HU6 increases the potential for affordable housing on site.	

Proposed Main Modification 20

HU9: Main Street, Huntingdon and paragraphs 9.86 to 9.90

Summary of changes:	Deletion of proposed allocation for residential use.
Previous sustainability appraisals:	Final Sustainability Appraisal (CORE/07) pages 324 to 325, and 747

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed 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?	+		~	Not allocating this site for housing development removes development on mostly Grade 2 agricultural land, however, this may result in alternative development on other Grade 2 or Grade 3 agricultural land.
	Is the site in an area where higher density development is appropriate?	+		~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in the Huntingdonshire SPA or the district where 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.	+	Not allocating this site for housing development removes development from flood zone 3a and the climate change allowance zone. Not allocating this site may result in alternative development within the district, or the Huntingdon SPA which may also be at high flood risk or within the climate change allowance zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.
	Is less than half the site located in the rapid inundation zone?	+		~	The site is not within a rapid inundation zone. Not allocating this site may result in alternative development within the district, or the Huntingdon SPA which may or may not be located within the rapid inundation zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.
	Can the site incorporate SuDS?	~		~	Not allocating this site for housing development may result in alternative development within the district where SuDs may or may not be appropriate.
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.	~	Not allocating this site for housing may result in alternative development within the district which may or may not have access to natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-		~	Not allocating this site for housing may result in alternative development within the district which may or may not present opportunities to link into the Green Infrastructure Network.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	~	The site is within 200m of CWS. Not allocating this site for housing development may result in alternative development within the district further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~		~	The site has potential for protected species given the mature tree belt along the eastern edge. Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	There are no identified impacts upon the surrounding townscape or landscape. Not allocating this site for housing development may result in alternative development in Huntingdon SPA which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
SA 7	Will development impact on heritage assets or their settings?	+	No heritage assets on the site but adjacent to the Hartford conservation area.	~	Not allocating this site for housing development may result in alternative development within the Huntingdon SPA in closer proximity to heritage assets and their settings but the scale and impact of this is highly uncertain.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development within the district that has the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
SA 9	Is the site outside or adjacent to an air quality management area?	+	Not near any air quality management areas.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an 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?	+	Opposite development and adjacent buildings mean development is not likely to cause additional widespread light or noise pollution on the area.	~	Not allocating this site for housing development may or may not result in alternative development within the district that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development within the district that may or may not be outside designated areas of search for waste purposes.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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.	~	The site was in close proximity to open space and outdoor sports facilities. Not allocating it for housing development may result in alternative development within the district more remote from open space and outdoor sports facilities but the scale and impact of this is highly uncertain.
	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.	~	The site was in close proximity to Hartford Village Hall offering space for social and cultural activities. Not allocating this site for housing development may result in alternative development within Huntingdon SPA which are more remote from such facilities but the scale and impact of this is highly uncertain.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a increase in residential accommodation.	~	The removal of the allocation reduces the certainty of housing provision within the Huntingdon SPA; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.
SA 15	Will development address a particular housing equality issue?	+	Affordable housing would form part of residential development.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Spatial Planning Areas that may still result in affordable housing, but the scale and impact of this is uncertain.
SA 16	Will development help to make the area safer?	~	Unlikely to address a particular safety issue.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in the Huntingdon SPA. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	The site is just outside the threshold for a food shop. Not allocating this site for housing development may result in alternative development within the Huntingdon SPA closer to, or more remote from a food shop but the scale and impact of this is highly uncertain
	Is the site within 1km of a GP surgery/ health centre?	-		~	

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	~	The site is within a reasonable distance of employment areas. Not allocating this site for housing development may result in alternative development within the district with fewer employment opportunities; the scale and impact of this is highly uncertain.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated so only through home-working.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development within the district which may or may not provide opportunities for investment to create additional jobs.
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.	~	The site is not within close proximity of a primary school. Not allocating this site for housing development may result in alternative development within the Huntingdon SPA that may be more remote, or closer to, such facilities but the scale and impact of this is highly uncertain
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within Huntingdon SPA that is more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	~		~	Access arrangements were understood to have been negotiated onto Old Houghton Road creating a negligible impact. Not allocating this site for housing development may result in alternative development within the district with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-		~	The site did not proposed a mix of uses. Not allocating this site for housing, or supported housing development may result in alternative development within the district with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a and the climate change allowance zone. The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.	

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Proposed Main Modification 21

HU10: Hinchingsbrooke Country Park Extension, Huntingdon and paragraphs 9.91 to 9.94

Summary of changes:	Reduction in the extent of the proposed allocation and additional guidance supporting access and recreational value.
Previous sustainability appraisals:	Final Sustainability Appraisal pages 328 to 329, and 747.

		Original Appraisal	Assessed with regard to the sites appropriateness for built development	Appraisal of Proposed Main Modification	Assessed with regard to the sites appropriateness for a Country Park Extension
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 1	Is more than half the site PDL?	-	The site is mixture of grade 3 and lakes.	+	The site is mixture of grade 3 and lakes. The site is being assessed for it's suitability as a Country Park extension, the lack of previously developed land on the site will enable the objective to increase biodiversity on 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?	+		+	The site is mixture of grade 3 and lakes. The proposed use would not prevent reversion to agriculture if food production became a higher priority.
	Is the site in an area where higher density development is appropriate?	-		N	The site is being assessed for it's suitability as a Country Park extension, high density development will not be applicable. The decision aiding question is no longer considered to have a relationship with the allocation.
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.	~	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.	~	The site is in the functional floodplain. The site is being assessed for it's suitability as a Country Park extension. Residential, commercial or retail development is not allocated on this site. The impact on the floodplain is greatly reduced due to the lack of allocated built form. Provision is made for additional pedestrian footpaths/ boardwalks, bird hides and public car park. The land will be subject to a appropriately detailed flood risk assessment considering relevant forms of flood risk and the intended use followed by a management strategy. The majority of the site is expected to maintain its function as a functional floodplain.
	Is less than half the site located in the rapid inundation zone?	-		~	The site is in a rapid inundation zone.

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		Original Appraisal	Assessed with regard to the sites appropriateness for built development	Appraisal of Proposed Main Modification	Assessed with regard to the sites appropriateness for a Country Park Extension
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
					The site is being assessed for it's suitability as a Country Park extension. Residential, commercial or retail development is not allocated on this site. The impact on the floodplain is greatly reduced due to the lack of allocated built form.
	Can the site incorporate SuDS?	-		~	SuDS is not likely to be applicable to this site unless built form is to be included within the allocation.
SA 4	Is the site within 300m of an area of accessible natural green space over 2ha?	+	The site adjoins Hinchingsbrooke country park. Opportunities to enhance links through to Views Common.	+	The allocation of this site as a Country Park extension does not affect the appraisal in relation to this SA objective. The site adjoins Hinchingsbrooke country park and opportunities remain to enhance links and views through to Views Common through the creation of addition pedestrian footpaths. This will still be achievable despite the reduced site area.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+		+	Opportunities to enhance links through to Views Common will still be achievable despite the reduced site area. The allocation will also provide additional recreational activities suitable for a growing population over the duration of the plan period.
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 Hinchingsbrooke country park.	+	The site is approximately 1.3km from Portholme SAC and SSSI. The area is designated as a county wildlife site. Expansion of the Country Park will reduce recreational pressure on Portholme SAC and SSSI by providing increased publicly accessible green space. This will still be achievable despite the reduced site area
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~		+	Protected species are not known to exist on the site but there is potential given the proximity to Hinchingsbrooke country park. The allocation presents the opportunity to enhance biodiversity. This will still be achievable despite the reduced site area.
SA 6	Will development have a significant impact on the surrounding townscape or landscape?	-	Built development would have significant impact.	+	The proposed use is for a country park, primarily comprising lakes and green infrastructure creating a positive impact on the townscape and landscape. This will still be achievable despite the reduced site area
SA 7	Will development impact on heritage assets or their settings?	+	Adjacent to conservation area; no listed buildings within or adjoining the site	+	The allocation of this site as a Country Park extension does not affect the appraisal in relation to this SA objective.
SA 8	Can development take advantage of existing or planned opportunities for decentralised low carbon energy sources or networks?	~	No built development proposed.	~	The allocation of this site as a Country Park extension does not affect the appraisal in relation to this SA objective. No built development is proposed.

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		Original Appraisal	Assessed with regard to the sites appropriateness for built development	Appraisal of Proposed Main Modification	Assessed with regard to the sites appropriateness for a Country Park Extension
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	+	The change does not affect the appraisal in relation to this SA objective. The site remains 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.	+	The Country Park extension is unlikely to cause widespread light, noise or 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?	+	The site has already had gravel extracted.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	~	The change does not affect the appraisal in relation to this SA objective.
SA 12	Is the site within 500m of an existing area of open space?	+	The site adjoins Hinchingsbrooke Country Park.	+	The change does not affect the appraisal in relation to this SA objective. The site adjoins and will form park of Hinchingsbrooke Country Park, this will still be achievable despite the reduced site area.
	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.	+	The change does not affect the appraisal in relation to this SA objective. There remain various facilities within the threshold distance despite the reduced site area.
SA 14	Will the site provide an increase in residential accommodation?	-	No housing anticipated.	N	The site is being assessed for its suitability as a Country Park extension. No housing anticipated. The decision aiding question is no longer considered to have a relationship with the allocation.
SA 15	Will development address a particular housing equality issue?	-	No housing anticipated.	N	The site is being assessed for its suitability as a Country Park extension. No housing anticipated. The decision aiding question is no longer considered to have a relationship with the allocation.
SA 16	Will development help to make the area safer?	~	Increased use of the site could result in more informal surveillance.	~	The change does not affect the appraisal in relation to this SA objective. Increased use of the site could result in more informal surveillance, this will still be achievable despite the reduced site area.
SA 17	Is the site within 400m of a food shop?	-	Not within the threshold distances.	~	Not within the threshold distances of a food shop. As the site is not to be allocated for residential the need to be within 1km of a GP is considered unnecessary. In case of emergency Hinchingsbrooke Hospital is within proximity to the site.
	Is the site within 1km of a GP surgery/ health centre?	-		~	

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		Original Appraisal	Assessed with regard to the sites appropriateness for built development	Appraisal of Proposed Main Modification	Assessed with regard to the sites appropriateness for a Country Park Extension
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	~	The site is close to several major employers. This sustainability objective assesses the sites ability to "improve access to satisfying work, appropriate to skills, potential and place of residence". As the site is being assessed for it's suitability as a Country Park extension, it is not considered that proximity to several major employers is applicable. Although proximity of workers to a Country Park could facilitate lunchtime recreational activities and promote active lifestyles to those who work within the vicinity. This will still be achievable despite the reduced site area.
SA 19	Will the site provide opportunities for investment to create additional jobs?	~	Very limited scope; may create volunteering opportunities.	~	The change does not affect the appraisal in relation to this SA objective. There is very limited scope to create volunteering opportunities. This will remain the case despite the reduced site area.
SA 20	Is the site within 600m of a primary school?	-	Nearest primary school is around 800m.	~	This sustainability objective assesses the sites ability to "ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities. As the site is being assessed for it's suitability as a Country Park extension, it is not considered that proximity to a primary school is applicable. However, opportunities to encourage increased educational trips to the Country Park could be achieved through its extension.
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.	+	The change does not affect the appraisal in relation to this SA objective. The site remains well served by buses despite the reduced site area.
	Is the site free of known major transport infrastructure constraints?	+		+	The change does not affect the appraisal in relation to this SA objective. Transport constraints remain similar to surrounding area.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+		N	The site is being assessed for it's suitability as a Country Park extension. No housing, employment or retail is anticipated.
Conclusions:		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.		The site 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 proposed allocation produces positive sustainability outcomes in terms of retention of agricultural land and access to natural green space and infrastructure by public transport or cycling. 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. The reduction in site area for this allocation (as proposed through modifications) does not affect the benefits that could be achieved through expansion of the Country Park.	

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		Original Appraisal	Assessed with regard to the sites appropriateness for built development	Appraisal of Proposed Main Modification	Assessed with regard to the sites appropriateness for a Country Park Extension
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
					Expansion of the Country Park will reduce recreational pressure on Portholme SAC and SSSI by providing increased publicly accessible green space, provide additional recreational activities suitable for a growing population and support improved biodiversity.

Proposed Main Modification 23

HU16: Tyrell's Marina, Huntingdon and paragraphs 9.124 to 9.130

Summary of changes:	Deletion of proposed allocation and supporting text for mixed use development.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 321 to 323 and 748. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 107 to 110.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 1	Is more than half the site PDL?	+	Previously used as chandlery and boat repairs.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed 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?	+		~	The site is not on agricultural land. Not allocating this site for housing development may result in alternative development on higher grade agricultural land but the scale and impact of this is highly uncertain.
	Is the site in an area where higher density development is appropriate?	+		~	No development will be allocated on this land, therefore a density assessment cannot be applied.
SA 2	What impact will development have on water resources?	+	The Detailed WCS does not identify any works as being necessary.	~	Not allocating this site for housing development may result in alternative development in the district where 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?	-	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.	+	Not allocating this site for housing development removes development from flood zone 3. It should be noted, however, not allocating this site may result in alternative development within the district, or Huntingdon SPA which may also be at high flood risk or within the climate change allowance zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
	Is less than half the site located in the rapid inundation zone?	+		~	The site is not in a rapid inundation zone. Not allocating this site may result in alternative development within the district, or Huntingdon SPA which may or may not be located within the rapid inundation zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.
	Can the site incorporate SuDS?	~		~	Not allocating this site for housing development may result in alternative development within the district where SuDs may or may not be appropriate.
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.	~	The site is in close proximity to Portholme and Riverside Park. Not allocating this site for housing may result in alternative development within the district which may or may not have access to natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-		~	Access to the Green Infrastructure Network is constrained by the road network and bridges. Not allocating this site for housing may result in alternative development within the district which may or may not present opportunities to link into 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.	~	The site is in close proximity to Portholme SSSI and SAC, however the impact was assessed as negligible. Not allocating this site for housing development may result in alternative development within the district further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	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 given the proximity of the site to the river and a Victorian disused building. Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	The development was assessed as having a negligible effect on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	-	The site contains a derelict Victorian building and the remains of the former chandlery is adjacent to a cluster of buildings of strong historic distinctiveness. The site currently has a detrimental impact on these buildings and the surrounding area. Redevelopment could generate improvements. Not allocating this site removes the potential to improve the character and appearance of this specific area.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development within the district that has the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
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.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an 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 site is already subject to significant air, noise and light pollution issues.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development within the district that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
SA 11	Is the site outside areas of search for waste purposes designated in the Cambridgeshire and Peterborough Minerals and Waste LDF?	+	Yes.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development within the district that may or may not be outside designated 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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
SA 12	Is the site within 500m of an existing area of open space?	+	Close proximity to Castle Hills and Riverside Park.	~	The site was in close proximity to Castle Hills and Riverside Park. Not allocating it for housing development may result in alternative development within the district more remote from open space and outdoor sports facilities but the scale and impact of this is highly uncertain.
	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.	-	Not allocating this site removes the potential to provide additional residential development within a sustainable development in close proximity to all town centre activities. There are limited opportunities in Huntingdon SPA to provide further residential accommodation close to the town centre and on previously developed land.
SA 14	Will the site provide an increase in residential accommodation?	+	Yes, the site will provide a limited increase.	~	The removal of the allocation reduces the certainty of housing provision within the Huntingdon SPA; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	~	The site is unlikely to address a particular housing equality issue. Not allocating this site for housing development may result in alternative development in Spatial Planning Areas that may result in affordable housing, but the scale and impact of this is uncertain.
SA 16	Will development help to make the area safer?	+	Derelict premises provide opportunities for crime and anti-social behaviour; redevelopment would require clearance.	-	No housing will be allocated eliminating any potential improvements to crime or safety on this site.
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.	~	The site is within reasonable proximity to but just over the 400m threshold to a food shop. Not allocating this site for housing development may result in alternative development within the the Huntingdon SPA or district that is more remote from a food shop but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+		~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the Huntingdon SPA or district that is more remote from such facilities but the scale and impact of this is highly uncertain.
SA 18	Is the site within 2km of a major concentration of employment opportunities and/or potential employees?	+	Access to town centre employment opportunities.	~	The site is within a reasonable distance of employment areas. Not allocating this site for housing development may result in alternative development within the district with fewer employment opportunities; the scale and impact of this is highly uncertain.
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development within the district which may or may not provide opportunities for investment to create additional jobs.
SA 20	Is the site within 600m of a primary school?	+	Yes, the site is within 600m of Godmanchester Primary School.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the district more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	The site is within 400m of a bus stop. Not allocating this site for housing development may result in alternative development within the Huntingdon SPA or district that is more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development within the district with greater or lesser transport constraints but the scale and impact of this is highly uncertain.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+		-	<p>The allocation proposed a mixed use scheme with commercial uses at ground floor level.</p> <p>Not allocating this site removes the potential to provide a mixed use development on this site in a sustainable location and on previously developed land.</p>
Conclusions:		<p>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>		<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives it does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3.</p> <p>Negative sustainability impacts include benefits that will be lost through not redeveloping this site including improvements to crime and safety and improvements to the adjacent to a cluster of buildings of strong historic distinctiveness. Not allocating the site also removes the potential to provide a mixed use development on this site in a sustainable location and on previously developed land.</p> <p>The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.</p>	

Proposed Main Modification 24

HU17: RGE Engineering, Huntingdon

Summary of changes:	Increase in the extent of the site to clarify the area for potential re-provision of the car park.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 358 to 360 and 748. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 111 to 113.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. More than half of the site remains as previously been developed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and	+		+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. The whole site remains classified as urban land.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
	non-agricultural), Grade 2, or Grade 1?				
	Is the site in an area where higher density development is appropriate?	+		+	The site is considered suitable for high density development. The original boundary of the site did not allow for significant space for partial relocation of the car park whilst safeguarding the sites trees and providing safe pedestrian and vehicular access from the car park onto the development site / junction with The Avenue. The increased site area enables the development to accommodate the car parking area without reducing the potential residential capacity.
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.	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
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.	~	The southern part of the additional land lies within flood zone 3b with the flood zones transitioning through 3a and 2 towards the west. The modelling which suggests parts are flood zone 1 is thought to be distorted by the A14 route which is actually on a flyover as it crosses the proposed extension to the site. The proposed use of the extended area is for car parking which is not classified as a 'highly' or 'more' vulnerable use.
	Is less than half the site located in the rapid inundation zone?	+		+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. The site remains outside the rapid inundation zone.
	Can the site incorporate SuDS?	~		~	Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.
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.	-	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. There remains 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.	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. Portholme (SAC and SSSI) remains 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?	~		~	

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	The proposed extension to this site comprises land formerly used by the District Council as a storage depot and is now partially covered in scrub. Resurfacing for car parking will have a limited impact on the surrounding landscape.
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 assets, although should prove to be an improvement on existing buildings.	~	As the proposed extension to the site is to be used for car parking the hard surfacing required for this will only have a negligible impact on the nearby heritage assets.
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.	~	The proposed extension to the site is to allow for replacement of public car parking; although this is unlikely to take advantage of decentralised low carbon energy sources it may provide opportunities for provision of electric car charging points.
SA 9	Is the site outside or adjacent to an air quality management area?	~	Close to an air quality management area.	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. 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.	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
	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	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. Accessible open space remains 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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. 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.	+	The increased site area enables the development to accommodate the car parking area without reducing the potential residential capacity.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 15	Will development address a particular housing equality issue?	+	The scale of development means that affordable housing is likely to be required.	+	The increased site area enables the development to accommodate the car parking area without reducing residential or affordable housing potential.
SA 16	Will development help to make the area safer?	~	Development is unlikely to significantly affect safety.	~	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. 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.	-	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. Reasonable accessibility to services remains 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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated, additional jobs unlikely unless through home working.	-	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. The additional land will make provision for public car parking.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective.
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.	+	The inclusion of additional land within the allocation does not affect the appraisal in relation to this SA objective. There is a bus stop on the Avenue and Huntingdon bus station is close by (approx 600m). Access is onto the main route between Huntingdon and Godmanchester where traffic levels improvements and sustainable modes of transport (walking, cycling and public transport) are predicted to drop following completion of the A14 realignment.
	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?	-		-	
Conclusions:		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.		The boundary extension to the site increases the site extending under the A14 flyover to Cook's Stream. This extension allows significant space for the partial relocation of the car park without reducing the residential or affordable housing capacity of the site and safeguards the site's trees and provides safe pedestrian and vehicular access from the car park onto the development site / junction with The Avenue. The sustainability appraisal of the proposed modification remains generally unchanged overall from the original appraisal of the site.	

4 Appraising Proposed Main Modifications

Proposed Main Modification 25

SEL 2: St Neots East after paragraph 10.4

Summary of changes:	Insertion of additional text to clarify the build-out rate of the site.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 233 and 280 to 282 Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 283 to 286.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There are no air quality management areas here.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	-	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
SA 14	Will the site provide an increase in residential accommodation?	+	This site has the potential to provide for a significant increase in housing.	-	Slower delivery of the site may reduce the rate at which affordable housing having a negative affect on the appraisal in relation to this SA Objective.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	+	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
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.	~	Slower delivery of the site does not affect the appraisal in relation to this SA Objective.
	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?	+		+	
Conclusions:		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.		Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing.	

Proposed Main Modification 26

SN1: St Mary's Urban Village, St Neots

Summary of changes:	Deletion of requirement to retain Brook House as offices and increase in anticipated number of dwellings.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 379 to 381 and 749 Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 254 to 257.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	-	The change does not affect the appraisal in relation to this SA objective.
	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).	~	The change does not affect the appraisal in relation to this SA objective.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~	The site falls within 1km of an SSSI (St Neots Common) and within 200m of a County Wildlife Site (River Great Ouse).	~	The change does not affect the appraisal in relation to this SA objective.
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.	~	The change does not affect the appraisal in relation to this SA objective. Brooke House will be retained, however the designated use class will change from office to residential.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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 (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.	~	The change does not affect the appraisal in relation to this SA objective. Development still has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area. Brooke House will be retained, however the designated use class will change from office to residential.
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.	~	The change does not affect the appraisal in relation to this SA objective.
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.	-	The change does not affect the appraisal in relation to this SA objective.
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.	~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	~	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	+	The change does not affect the appraisal in relation to this SA objective.
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.	+	The proposed main modification retains Brooke House , however the designated use class will change from office to residential. This improves the sites potential to significantly increase in town centre residential accommodation.
SA 15	Will development address a particular housing equality issue?	+	Some affordable housing should be provided on site.	+	The proposed main modification retains Brooke House , however the designated use class will change from office to residential. This improves the sites potential to provide affordable housing on site.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 16	Will development help to make the area safer?	+	Additional development could help to make the area safer outside of normal working hours.	+	The change does not affect the appraisal in relation to this SA objective.
SA 17	Is the site within 400m of a food shop?	+	There are food shops and GP surgeries in the town centre.	+	The change does not affect the appraisal in relation to this SA objective.
	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.	+	The change does not affect the appraisal in relation to this SA objective.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Additional employment is envisaged.	+	The proposed main modification removes the requirement to retain Brook House as offices and increases the anticipated number of dwellings on site. However employment opportunities in the form of 60m ² of retail floorspace still remains.
SA 20	Is the site within 600m of a primary school?	+	The site is within 600m of a primary school.	+	The change does not affect the appraisal in relation to this SA objective.
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.	+	The change does not affect the appraisal in relation to this SA objective.
	Is the site free of known major transport infrastructure constraints?	~		~	The change does not affect the appraisal in relation to this SA objective.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+		+	The proposed main modification removes the requirement to retain Brook House as offices and increases the anticipated number of dwellings on site. However, the requirement for 60m ² of retail floorspace still remains.
Conclusions:		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.		<p>Development still has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area.</p> <p>The proposed main modification removes the requirement to retain Brook House as offices and increases the anticipated number of dwellings and affordable housing on site. However, the requirement for 60m² still remains continuing the mixed use nature of the scheme and the potential for retail employment opportunities.</p> <p>The sustainability appraisal of the proposed main modification remains unchanged overall from the original appraisal of the site.</p>	

4 Appraising Proposed Main Modifications

Proposed Main Modification 27

SN5: Former Youth Centre, Priory Road, St Neots and paragraphs 10.45 to 10.51

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 369 to 371. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 251 to 253.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 1	Is more than half the site PDL?	+	Site is previously developed. This is non agricultural land. Higher density development is appropriate.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed 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?	+		~	Not allocating this site for housing development may result in alternative development on agricultural land but the scale and impact of this is highly uncertain.
	Is the site in an area where higher density development is appropriate?	+		~	No development will be allocated on this land, therefore a density assessment cannot be applied.
SA 2	What impact will development have on water resources?	~	The Detailed WCS recommends pre-development investigation to determine available headroom at the WWTW.	~	Not allocating this site may reduce the impact upon the WWTW in St Neots. However, it may result in alternative development in the district where 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?	-	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.	+	Not allocating this site for housing development removes development from flood zone 3a and the functional floodplain. It should be noted, however, not allocating this site may result in alternative development within the district, or St Neots which may also be at high flood risk. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application. Note: 1100379OUT has now lapsed
	Is less than half the site located in the rapid inundation zone?	+		~	Not allocating this site may result in alternative development within the district, or St Neots which may be located within the rapid inundation zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
	Can the site incorporate SuDS?	~		~	Not allocating this site for housing development may result in alternative development within the district where SuDs may or may not be appropriate.
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.	~	Not allocating this site for housing may result in alternative development within the district which may or may not have access to natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	+		~	Not allocating this site for housing may result in alternative development within the district which may or may not present opportunities to link into 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.	~	Falls within 1km of a SSSI (St Neots Common) & within 200m of a County Wildlife Site (River Great Ouse), however the impact was assessed as negligible. Not allocating this site for housing development may result in alternative development within the district further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	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. Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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	-	The site is currently vacant and comprises of previously developed land which is mainly hardstanding and is overgrown and fenced off for safety issues. Not allocating this site removes the potential to improve the townscape and streetscape in this specific area especially with regard to views out to the historic Flour Mill and Lammas Meadows.
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.	-	Not allocating this site removes the potential to improve the character and appearance of the conservation area and enable the retention of the WWII pillbox.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development within the district that has the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 9	Is the site outside or adjacent to an air quality management area?	+	The site is outside of the air quality management area.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an 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?	~	Development will need to be appropriately designed to avoid light pollution onto the adjoining open space.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development within the district that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development within the district that may or may not be outside designated 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	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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.	~	The site was in close proximity to open space, a bowls green and tennis courts. Not allocating it for housing development may result in alternative development within the district more remote from open space and outdoor sports facilities but the scale and impact of this is highly uncertain.
	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.	-	Not allocating this site removes the potential to provide additional residential development within a sustainable development in close proximity to town centre activities. There are limited opportunities in St Neots to provide further residential accommodation close to the town centre which is on previously developed land.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a limited increase in residential accommodation.	~	The removal of the allocation reduces the certainty of planned housing provision within St Neots; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.
SA 15	Will development address a particular housing equality issue?	-	It is unlikely that any particular issue will be addressed.	~	Not allocating this site for housing development may result in alternative development in Spatial Planning Areas that may or may not result in affordable housing, but the scale and impact of this is uncertain.
SA 16	Will development help to make the area safer?	+	The site is currently untidy and could be used anti-socially.	-	No housing will be allocated eliminating any potential improvements to crime or safety on this site.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 17	Is the site within 400m of a food shop?	+	Food shops and GP surgeries are available in the town centre.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the district more remote from such facilities but the scale and impact of this is highly uncertain.
	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.	~	The site is within a reasonable distance of town centre employment opportunities. Not allocating this site for housing development may result in alternative development within the district with fewer employment opportunities; the scale and impact of this is highly uncertain.
SA 19	Will the site provide opportunities for investment to create additional jobs?	-	No employment opportunities are likely to be provided.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development within the district which may or may not provide opportunities for investment to create additional jobs.
SA 20	Is the site within 600m of a primary school?	-	The nearest Primary School is in excess of the 600m radius.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the district more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	There are bus stops nearby. Not allocating this site for housing development may result in alternative development within the district more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	~		~	The site was identified as having some transport infrastructure constraints, but these were found to have a negligible impact. Not allocating this site for housing development may result in alternative development within the district with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-		~	The site did not proposed a mix of uses. Not allocating this site for housing, or supported housing development may result in alternative development within the district with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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 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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone. The proposed main modification produces negative sustainability impacts in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety; improvements to the townscape and landscape given its position within a conservation area and the provision of residential development in a sustainable location close to town centre uses.	

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
					The removal of the allocation reduces the certainty of housing provision within St Neots; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.

Proposed Main Modification 28

SI1: St Ives West, paragraph 11.11

Summary of changes:	Removal of reference to retail provision in supporting text to reflect allocation requirements.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 396 to 398 and 749. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 359 to 362.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	Is less than half the site located in the rapid inundation zone?	+		+	
	Can the site incorporate SuDS?	~		~	

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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 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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	-	Given the scale of development anticipated and the progress already made it is not expected that this site will 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?	+	There is no air quality management area in the vicinity.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
SA 14	Will the site provide an increase in residential accommodation?	+	There is significant capacity for new residential accommodation in this location.	+	The change does not affect the appraisal in relation to this SA objective. The proposed number of residential units has not changed.
SA 15	Will development address a particular housing equality issue?	+	Significant capacity exists for new affordable housing.	+	The change does not affect the appraisal in relation to this SA objective. The proposed number of residential units has not changed.
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.	+	The change does not affect the appraisal in relation to this SA objective. The Thicket and other open spaces can be isolated. The proposal includes opportunities to create 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.	-	There is no shop within the threshold at present.
	Is the site within 1km of a GP surgery/ health centre?	-		-	The proposed main modification removes the requirement for on-site retail provision. The majority of the site is more than 1km from a GP surgery.
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	~	It is anticipated that the site will be developed predominantly for housing and open space. Jobs will be limited to those in, community facilities and home working. The proposed main modification removes the requirement for on-site retail provision and therefore employment in the retail sector within the allocation will no longer be possible
SA 20	Is the site within 600m of a primary school?	-	The majority of the site is more than 600m from a primary school.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	+	Bus stops have been installed near Garner Drive served by Busway B and other local services.
	Is the site free of known major transport infrastructure constraints?	+		+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. Access for the development is from Houghton Road and there are no known major transport constraints.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	+		+	The site will support a limited mix of residential and social and community facilities to meet the needs arising from the development. The proposed main modification removes the requirement for on-site retail provision and reduces the mix of uses on-site.
Conclusions:		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.		The sustainability impacts of the proposed modification remain largely similar to that of the original appraisal of the allocation. The proposed main modification removes the requirement for on-site retail provision and reduces the mix of uses and employment opportunities on-site, influencing SA objectives 19 and 21. However the sustainability impacts for these objectives stay the same as there remains opportunities via the provision of social and community facilities. The sustainability impact for SA objective 17 also remains the same as the original appraisal as there is no food store within the specified threshold at present. Removal of retail provision from the allocation means that there will be no accessible food shop on-site creating a negative impact, however the original appraisal of the site also identified this objective as negative.	

Proposed Main Modification 29

SI4: Former Car Showroom, St Ives and paragraphs 11.20 to 11.28

Summary of changes:	Deletion of proposed allocation for residential and supporting text.
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Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Appraisal Report (CORE/07), pages 399 to 400, 749 Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 324 to 327 (enlarged site)
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		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	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.	+	Around 2/3 of the site is previously developed land.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed 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?	+		+	The land is classified as grade 4 agricultural land.	~	The site is on Grade 4 agricultural land. Not allocating this site for housing development may result in alternative development on higher grade agricultural land but the scale and impact of this is highly uncertain.
	Is the site in an area where higher density development is appropriate?	+		+	Higher density development would be appropriate on this land given its location close to the town centre.	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Some work will be necessary to ensure there would be no adverse impacts.	~	Not allocating this site may reduce the impact upon the WWTW in St Ives. However, it may result in alternative development in the district where 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 within flood zone 3a with climate change allowance and within the rapid inundation zone. There are no known issues with the use of SuDS.	-	Around half of the site is within flood zone 3a, with around half the site in zone 2.	+	Not allocating this site for housing development removes development from flood zone 3a and the climate change allowance zone. It should be noted, however, not allocating this site may result in alternative development within the district, or St Ives which may also be at high flood risk or within the climate change allowance zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.

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		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
	Is less than half the site located in the rapid inundation zone?	-		-	Most of the site lies within the upper central flood risk climate change allowance zone with areas at its centre in the upper end zone and outside climate change allowance zones.	+	Not allocating this site for housing development removes development from the rapid inundation zone. It should be noted, however, not allocating this site may result in alternative development within the district, or St Ives which may also be located within the rapid inundation zone. The scale and impact of this is highly uncertain and development would be subject to site specific flood risk assessment at the time of application.
	Can the site incorporate SuDS?	+		~	Space for surface attenuation SuDS may be limited within higher flood risk zones. Infiltration SuDS may not be possible due to geology.	~	Not allocating this site for housing development may result in alternative development within the district where SuDs may or may not be appropriate.
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.	+	The site is within 300m of accessible natural green space of 2ha or more.	~	Not allocating this site for housing may result in alternative development within the district which may or may not have access to natural green space.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	~		~	There may be an opportunity to link into the green infrastructure network.	~	Not allocating this site for housing may result in alternative development within the district which may or may not present opportunities to link into 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.	~	The site lies within the distance threshold of a County Wildlife Site (River Great Ouse).	~	The site was within range of a County Wildlife Site (Great River Ouse), however the impact was assessed as negligible. Not allocating this site for housing development may result in alternative development within the district further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site?	~		~	There is potential for protected species as it is vacant and bordered by trees and hedgerows.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the

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		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
							scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	The site is prominent in the townscape and high quality development would offer the opportunity to improve the streetscape.	-	A large proportion of the site is hardstanding; a former garage and a number of smaller buildings scattered around the site are in a derelict state. Not allocating this site removes the potential to improve the townscape and streetscape in this specific area.
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.	+	Development has the potential to improve the character and appearance of the conservation area.	-	Not allocating this site removes 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.	~	The proposed development is unlikely to be large enough to support a decentralised energy network.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development within the district that has the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
SA 9	Is the site outside or adjacent to an air quality management area?	+	There is no air quality management area in the vicinity.	+	There is no air quality management area in the vicinity.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an 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?	-	It is possible that development could lead to light pollution over the adjoining meadow area. Appropriate mitigation measures will be required.	-	It is possible that development could lead to light pollution over the adjoining meadow area. Appropriate mitigation measures will be required.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development within the district that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.

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		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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.	+	Outside areas of search for waste purposes.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development within the district that may or may not be outside designated 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.	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
SA 12	Is the site within 500m of an existing area of open space?	+	The site is within the threshold distances.	+	The site is within the threshold distances.	~	The site was in close proximity to open space and outdoor sports facilities. Not allocating it for housing development may result in alternative development within the district more remote from open space and outdoor sports facilities but the scale and impact of this is highly uncertain.
	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.	+	The site is close to all town centre activities.	-	Not allocating this site removes the potential to provide additional residential development within a sustainable development in close proximity to all town centre activities. There are limited opportunities in St Ives to provide further residential accommodation close to the town centre and on previously developed land.
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.	+	The site could provide an increase in supported housing, a form of residential accommodation.	~	<p>The removal of the allocation reduces the certainty of planned housing provision within St Ives. The HELAA appraisal identifies that the site has the potential for supported housing (SA 14) or residential scheme (SA 15).</p> <p>The removal of the allocation reduces the certainty of housing provision within St Ives; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.</p>

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		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
SA 15	Will development address a particular housing equality issue?	-	Particular needs for supported housing would be met.	+	Affordable housing could be provided as part of a potential residential scheme	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Spatial Planning Areas that may still result in affordable housing, but the scale and impact of this is uncertain.
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.	+	The site is currently vacant and therefore vulnerable to crime. New development would make the area safer.	-	No housing will be allocated eliminating any potential improvements to crime or safety on this site.
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.	-	Although close to the town centre there is no food shop within 400m.	~	The site was not in close proximity to a food shop, but is in close proximity of the town centre which offers a range of services and facilities. Not allocating this site for housing development may result in alternative development within the district more remote from a food shop but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+		+	The site is within the threshold distances for a GP surgery.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the district more remote from such facilities but the scale and impact of this is highly uncertain.
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.	+	The site is within the threshold distances of employment areas.	~	The site is within a reasonable distance of employment areas. Not allocating this site for housing development may result in alternative development within the district with fewer employment opportunities; the scale and impact of this is highly uncertain.
SA 19	Will the site provide opportunities for investment to create additional jobs?	+	Some jobs would be created.	+	Some jobs would be created.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development within the

		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
							district which may or may not provide opportunities for investment to create additional jobs.
SA 20	Is the site within 600m of a primary school?	-	There are no primary schools within 600m of the site.	-	There are no primary schools within 600m of the site.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development within the district more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	-	The St Ives bus station and the Guided Busway are nearby but more than 400m away.	~	There are no bus stops within 400m of the site. Not allocating this site for housing development may result in alternative development within the district more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		+	The site is on a minor road with no major transport constraints.	~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development within the district with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-		-	The site is anticipated to be used for supported housing only.	~	The site did not proposed a mix of uses. However, the HELAA appraisal identifies that the site has the potential for supported housing (SA 14) or a residential scheme (SA 15). Not allocating this site for housing, or supported housing development may result in alternative development within the district with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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,		Overall the appraisal is positive. The site is mostly previously developed, classed as Grade 4, is close to accessible natural green space, open space, sports, social facilities and a doctors' surgery. It has no known transport infrastructure constraints. However, all of the site lies within flood zones 2 or 3a and there		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone.	

4 Appraising Proposed Main Modifications

Huntingdonshire District Council | Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 Sustainability Appraisal |

		Original Appraisal		HELAA Sustainability Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
		subject to appropriate flood risk mitigation measures. The presence of a gas compound on site to the rear also limits the developable area.		is no primary school nearby. It is likely to be suitable for higher density development, is unlikely to have adverse impacts on the landscape/ townscape and heritage assets if developed.		<p>The proposed main modification produces a negative impact in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety and to the townscape and landscape, given its position within a conservation area.</p> <p>The removal of the allocation reduces the certainty of housing provision within St Ives; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas.</p>	

Proposed Main Modification 30

RA3: West Station Yard and Northern Mill, Ramsey, criterion d

Summary of changes:	Addition of reference to retention of the Northern Mill building being subject to viability.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 418 to 419 as part of Ramsey Gateway and 750. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 445 to 447.

		Original Appraisal		HELAA Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	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.	+	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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	Is more than half the site located on grade 3 agricultural land or lower (including urban and non-agricultural), Grade 2, or Grade 1?	+		+		+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	Is the site in an area where higher density development is appropriate?	+		+		+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.

Appraising Proposed Main Modifications 4

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		Original Appraisal		HELAA Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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.	-	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.	~	Anglian Water's Outline Business Plan 2020-2025 confirms their intention to monitoring ongoing capacity and making the required investment to ensure new demand can be accommodated.
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.	+	The land falls within flood zone 1. No parts of the site are within a flood risk climate change allowance zone. Infiltration SuDS may not provide an efficient means of surface water disposal.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	-	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.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	+	Not in close proximity to designated nature sites. Protected species may be present due to suitable habitats (pond, trees and bramble).	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
	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.	+	The land is partially enclosed by trees. There are some views in and out of the site, in particular to/from Northern Mill.	~	The proposed main modification adds reference to retention of the Northern Mill building being subject to viability.

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		Original Appraisal		HELAA Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
			Redevelopment could improve the impact of the site on townscape character given its current untidy state.		Redevelopment could improve the impact of the site on townscape character given its current untidy state.		If retention of the Northern Mill is not viable this could lead to the loss of a historically significant building, although the building is not listed or officially recorded as a building of local interest. Redevelopment of the site could still improve the impact of the site on the townscape and landscape 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.	+	The land lies in a conservation area. Appropriate redevelopment could provide the opportunity to enhance its character and appearance.	~	The proposed main modification adds reference to retention of the Northern Mill building being subject to viability. If retention of the Northern Mill is not viable this could lead to the loss of a historically significant building, although the building is not listed or officially recorded as a building of local interest. Redevelopment of the site could still provide the opportunity to enhance 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 in isolation however when considered with other sites in close proximity there may be some scope.	~	The site is unlikely to be large enough to support any decentralised energy in isolation.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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.	+	There are no AQMA nearby.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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.	+	Pollution impacts are unlikely.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. Pollution impacts are unlikely.

Appraising Proposed Main Modifications 4

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		Original Appraisal		HELAA Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	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 for waste purposes.	+	Outside areas of search for waste purposes.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The site 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.	~	All growth in Huntingdonshire has the same commitments in terms of reducing waste production and increasing reuse, recycling and composting.	~	The change does not affect the appraisal in relation to this SA objective. 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.	-	Not within 500m of open space. There is a football field within 800m.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The site is 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.	+	There are facilities nearby.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. There are facilities nearby.
SA 14	Will the site provide an increase in residential accommodation?	+	The site could provide a moderate increase residential accommodation.	+	The site could provide a moderate increase residential accommodation.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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.	+	Affordable housing would be expected as part of development.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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.	~	Unlikely to address a particular safety issue.	~	The change does not affect the appraisal in relation to this SA objective. 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.	+	Within walking/cycling distance of services and facilities.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The site remains within walking/cycling distance of services and facilities.
	Is the site within 1km of a GP surgery/ health centre?	+		+		+	

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		Original Appraisal		HELAA Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary	Impacts	Commentary
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.	+	A range of employment opportunities lie within 2km.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The site remains within 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.	-	The land is not considered suitable for employment development so opportunities are likely to be limited to home working.	-	The change does not affect the appraisal in relation to this SA objective. The proposed land uses have not changed. 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.	+	The land is within 600m of a primary school.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	+	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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. There remain 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?	-		-		-	
Conclusions:		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.		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.		The sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation. The proposed main modification adds reference to retention of the Northern Mill building being subject to viability. If retention of the Northern Mill is not viable this could lead to the loss of a historically significant building, although the building is not listed or officially recorded as a building of local interest. However, redevelopment of the site could still improve the impact of the site on the townscape and landscape character and conservation area given its current untidy state. Therefore the sustainability impact of this modification has been amended from positive to neutral for SA objectives 6 and 7 (impacts to the townscape or landscape and heritage assets).	

Proposed Main Modification 31

SM2: Newlands, St Ives Road, Somersham

Summary of changes:	Addition of reference to nearby listed Somersham House.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 474 to 476 and 752. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 601 to 604.

		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	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.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The land remains 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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed.
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The land remains 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 a strategic green infrastructure network.	-	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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 a strategic green infrastructure network.
	Does the site present opportunities to link into and/or form part of the Green Infrastructure Network?	-		-	

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. 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.	+	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. The proposed main modification adds a requirement for the preservation, and where possible, enhancement of the significance of affected heritage assets and their settings affected by development, including grade II listed building Somersham House located north west of the site. This would ensure the development provides additional positive impacts to the surrounding townscape and landscape of Somersham.
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, although there are views through to Somersham House.	+	The proposed main modification adds a requirement for the preservation, and where possible, enhancement of the significance of affected heritage assets and their settings affected by development, including grade II listed building Somersham House located north west of the site. This would ensure the development provides additional positive impacts to the heritage asset and its setting.
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.	~	The change does not affect the appraisal in relation to this SA objective. 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.	+	The change does not affect the appraisal in relation to this SA objective. The site location and boundary has not changed. There is no air quality management area nearby. 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.	~	The change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. There remains some potential for additional light to impact on the adjoining countryside, although an appropriate design should mitigate this.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
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.	+	The change does not affect the appraisal in relation to this SA objective. The site location and boundary has not changed. 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.	~	The change does not affect the appraisal in relation to this SA objective. 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 change does not affect the appraisal in relation to this SA objective. The site area and boundary has not changed. The land remains 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.	-	The change does not affect the appraisal in relation to this SA objective. The site location and boundary has not changed. 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.	+	The change does not affect the appraisal in relation to this SA objective. The site use has not changed. 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.	+	The change does not affect the appraisal in relation to this SA objective. The site use has not changed. 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.	+	The change does not affect the appraisal in relation to this SA objective. The allocation requirement for the provision of a footpath to provide better linkages between the industrial estate and the village centre remains
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.	-	The change does not affect the appraisal in relation to this SA objective. The site boundary and location has not changed. There remain 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'.	~	The change does not affect the appraisal in relation to this SA objective. The site location and boundary has not changed. 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.	+	The change does not affect the appraisal in relation to this SA objective. The site use has not changed. Jobs would be created with a care home.

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		Original Appraisal		Appraisal of Proposed Main Modification	
SA Objective	Decision Aiding Question	Impacts	Commentary	Impacts	Commentary
SA 20	Is the site within 600m of a primary school?	-	The school is beyond the threshold distance.	-	The change does not affect the appraisal in relation to this SA objective. The site boundary and location has not changed. 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.	-	The change does not affect the appraisal in relation to this SA objective. The site boundary, location and proposed uses have not changed. There remain no 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?	+		+	
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-		-	
Conclusions:		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 sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation. The proposed main modification does add a requirement for the preservation, and where possible, enhancement of the significance of affected heritage assets and their settings. This would ensure the development provides additional positive impacts to the surrounding townscape and landscape of Somersham and a heritage asset and its setting. Therefore the proposed main modification creates a positive sustainability impact upon SA objectives 6 and 7.	

Proposed Main Modification 32

SM5: East of Robert Avenue and paragraphs 13.83 to 13.89

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 899 to 902. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 593 to 596.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
1. Minimise development on greenfield land, maximise development	Is more than half the site Previously Developed Land (PDL)?	-	No part of the land is previously developed.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed land.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
on previously developed land or land with the lowest agricultural value	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.	~	Not allocating this site for housing development removes development on Grade 2 agricultural land, however, this may result in alternative development on other Grade 2 or Grade 3 agricultural land.
	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.	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where work may, or may not 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDs may or may not be appropriate.
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 ⁽¹⁾ ?	-	There are no areas of natural green space nearby.	~	Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.
	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not link into and/ or form part of the Green Infrastructure Network.

1 Natural England ANGSt 'local' standard

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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 St Ives - March Disused Railway County Wildlife Site.	~	The site was immediately adjacent to St Ives - March Disused Railway County Wildlife Site. Deletion of this site removes the negative impact on the County Wildlife Site. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²⁾⁷⁽³⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows and is within close proximity of a lake.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	The development was assessed as having a negligible effect on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any heritage assets. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to heritage assets but the scale and impact of this is highly uncertain.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an AQMA.

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

3 subject to appropriate surveys being carried out

Appraising Proposed Main Modifications 4

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽⁴⁾	+	The site is immediately adjacent to Millennium Sports Facility which has a large playing field.	~	The site was in close proximity to a sports facility which has a large playing field. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	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.	~	The site was in close proximity to outdoor sports facilities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.
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.	~	The site was in close proximity to a village hall and sports facility offering cultural and social activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The removal of the allocation reduces the certainty of housing provision within Somersham however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.

4 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

4 Appraising Proposed Main Modifications

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that may still result in affordable housing provision through policy LP30 Rural Exceptions Housing, but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated eliminating any potential improvements to crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	The site was in close proximity to a number of food shops. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from a food shop but the scale and impact of this is highly uncertain.
	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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site is within a reasonable distance of West Newlands Industrial Estate. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with fewer employment opportunities; the scale and impact of this is highly uncertain.
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not 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?	+	Somersham Primary School is approximately 500m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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.	~	There are no bus stops within 400m of the site. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are currently no known major transport constraints.	~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Somersham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

Proposed Main Modification 35

AL1: North of School Lane and paragraphs 14.1 to 14.5

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 911 to 914. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 759 to 762.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
1. Minimise development on greenfield land,	Is more than half the site Previously Developed Land (PDL)?	-	None of the land is previously developed.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed land.

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
maximise development on previously developed land or land with the lowest agricultural value	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.	~	Not allocating this site for housing development may result in alternative development on higher grade agricultural land but the scale and impact of this is highly uncertain.
	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).	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDS may or may not be appropriate.
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 ⁽⁵⁾ ?	-	There are no areas of natural green space nearby.	~	Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.
	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not link into and/ or form part of the Green Infrastructure Network.

5 Natural England ANGSt 'local' standard

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	There are no designated nature sites nearby.	~	There are no designated nature sites nearby. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽⁶⁾ ? ⁽⁷⁾	~	There is potential for protected species as the site is bordered by trees and hedgerows.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any heritage assets or conservation areas. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to heritage assets but the scale and impact of this is highly uncertain.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
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.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted; alternative development is unlikely to be in closer proximity to an AQMA.

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

7 subject to appropriate surveys being carried out

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	~	Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽⁸⁾	+	The nearest area is the play area/ open space between Spinney Lane and Bramble End which is approximately 210m away.	~	The site was in close proximity to a play area/ open space. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	Is the site within 800m of an outdoor sports facility?	+	Alconbury Sports and Social Club is approximately 410m away.	~	The site was in close proximity to Alconbury Sports and Social Club. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.
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.	~	The site was in close proximity to Alconbury Memorial Hall offering community and social activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The removal of the allocation reduces the certainty of housing provision within Alconbury; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.

8 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

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that may still result in affordable housing provision through policy LP30 Rural Exceptions Housing, but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	The site was within reasonable proximity of a foodstore. No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+	Alconbury surgery is adjacent to the site.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site is within a reasonable distance of Alconbury Enterprise Zone a major employment area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with fewer employment opportunities; the scale and impact of this is highly uncertain.
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not provide opportunities for investment to create additional jobs.
20. Ensure that the educational needs of the growing population are served locally while	Is the site within 600m of a primary school?	+	Alconbury Primary School is less than 200m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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)	Is the site within 400m of a bus stop?	+	The site is within 400m of a bus stop.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+	There are no major transport infrastructure constraints affecting this site.	~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Alconbury; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

Proposed Main Modification 36

BL1: West of Longacres, Bluntisham and paragraphs 14.6 to 14.10

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Huntingdonshire's Local Plan to 2036: Final Sustainability Report (CORE/07), Stage D: Consultation and development of the plan, pages 919 to 921. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 768 to 771.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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)?	-		~	Not allocating this site for housing development may result in alternative development which may or may not be on 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 classed as Grade 2.	~	Not allocating this site for housing development removes development on mostly Grade 2 agricultural land, however, this may result in alternative development on other Grade 2 or Grade 3 agricultural land.
	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.	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDS may or may not be appropriate.
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 ⁽⁹⁾ ?	-	Heath Fruit Farm CWS is approximately 700m away.	~	Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.

9 Natural England ANGSt 'local' standard

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not 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, 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.	~	The site was within range of a designated site and a SSSI, however the impact was assessed as negligible. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements further from, or in closer proximity to, designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁰⁾ ? ⁽¹¹⁾	~	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.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	The development was assessed as having a negligible effect on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any heritage assets. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to heritage assets but the scale and impact of this is highly uncertain.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.

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

11 subject to appropriate surveys being carried out

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted alternative development is unlikely to be in closer proximity to an AQMA.
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.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽¹²⁾	+	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.	~	The site was in close proximity to a playing field and recreation ground. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham village playing field incorporates a football ground and pavilion.	~	The site was in close proximity to outdoor sports facilities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.
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.	~	The site was in close proximity to a village hall offering cultural and social activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.

12 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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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	~	The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that may still result in affordable housing provision through policy LP30 Rural Exceptions Housing, but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	The site was not in close proximity to a food shop. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from a food shop but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery is held in Bluntisham village hall approximately 400m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any major employment areas. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or fewer employment opportunities; the scale and impact of this is highly uncertain.
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not provide opportunities for investment to create additional jobs.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	St Helen's primary School is directly across the road from the eastern boundary of the site.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

Proposed Main Modification 37

BL2: North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 915 to 918. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 780 to 783.

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Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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.	~	Not allocating this site for housing development may result in alternative development which may or may not be on previously developed land.
	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.	~	Not allocating this site for housing development removes development on mostly Grade 2 agricultural land, however, this may result in alternative development on other Grade 2 or Grade 3 agricultural land.
	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.	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDS may or may not be appropriate.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the	Is the site within 300m of an area of accessible natural green space over 2ha ⁽¹³⁾ ?	-	There are no areas of natural green space nearby.	~	Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
strategic green infrastructure network and links to it	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not 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, 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.	~	The site was beyond the thresholds for protection of designated nature sites. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁴⁾ ? ⁽¹⁵⁾	~	There is significant potential for protected species as the site comprises a mixture of rough grassland, scrub and trees.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	The development was assessed as having a negligible effect on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was in close proximity to heritage assets and a negative impact was identified. Deletion of this site removes the negative impact on heritage assets and their settings in Bluntisham. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may also be in close proximity to heritage assets but the scale and impact of this is highly uncertain.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities for	~	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have

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

15 subject to appropriate surveys being carried out

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Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
	decentralised low carbon energy sources or networks?				the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted, alternative development is unlikely to be in closer proximity to an AQMA.
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.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽¹⁶⁾	-	Bluntisham recreation ground and playing field are approximately 800m away.	~	The site was within reasonable distance, but not in close proximity, of a recreation ground. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	Is the site within 800m of an outdoor sports facility?	+	Bluntisham recreation ground and playing field are approximately 800m away.	~	The site was in close proximity of a recreation ground and playing field. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.

16 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

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	Village hall approximately 800m away.	~	The site was in close proximity to a village hall offering cultural and social activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that may still result in affordable housing provision through policy LP30 Rural Exceptions Housing, but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+	A branch surgery operates at the village hall approximately 800m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any major employment areas. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or fewer employment opportunities; the scale and impact of this is highly uncertain.

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Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not 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?	-	The nearest is St Helen's Primary School which is approximately 970m away.	~	The site was not in close proximity to a primary school. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	~	A mix of uses has been proposed.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

Proposed Main Modification 38

GS1: South of 29 The Green, Great Staughton

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 927 to 929. Previously named South of 29 Perry Road, Great Staughton. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 793 to 795. Site named South of 29 The Green, Great Staughton.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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.	~	Not allocating this site for housing development may result in alternative development which may or may not be on 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 classed as Grade 3.	~	Not allocating this site for housing development may result in alternative development on higher grade agricultural land but the scale and impact of this is highly uncertain.
	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	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDs may or may not be appropriate.

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Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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 ⁽¹⁷⁾ ?	+	Great Staughton playing field is within 300m.	~	The site was in close proximity of a playing field. Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.
	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not 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, 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 are no designated nature sites nearby. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽¹⁸⁾ ?(19)	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	No development will be allocated on this site eliminating the identified impacts on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any heritage assets, but a negligible impact was identified. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to heritage assets but the scale and impact of this is highly uncertain.
8. Reduce emissions of greenhouse gases and improve energy efficiency	Can development take advantage of existing or planned opportunities	-	The scale of potential development is unlikely to be sufficient to support any decentralised low carbon energy sources or networks.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have

17 Natural England ANGSt 'local' standard

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

19 subject to appropriate surveys being carried out

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
	for decentralised low carbon energy sources or networks?				the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted, alternative development is unlikely to be in closer proximity to an AQMA.
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.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽²⁰⁾	+	Recreation Ground approximately 250m away.	~	The site was in close proximity to a recreation ground. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Courts and Recreation Ground approximately 250m away.	~	The site was in close proximity to outdoor sports facilities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.

20 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

4 Appraising Proposed Main Modifications

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	Pavilion at the recreation ground approximately 450m away.	~	The site was in close proximity to the Pavillion offering space for social and sporting activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.
15. Redress inequalities	Will development address a particular housing equality issue?	+	The scale of potential development would trigger contributions to affordable housing.	~	The scale of potential development would trigger contributions to affordable housing. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that may still result in affordable housing provision through policy LP30 Rural Exceptions Housing, but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 270m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any major employment areas. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or fewer employment opportunities; the scale and impact of this is highly uncertain.
19. Positively and pro-actively encourage sustainable economic growth by improving the	Will the site provide opportunities for investment to create additional jobs?	-	Residential development only anticipated.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
efficiency, competitiveness, vitality and viability of the local economy					alternative development in Key Service Centres and Small Settlements which may or may not 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?	+	Great Staughton Primary School is approximately 470m away.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

Proposed Main Modification 39

GS2: Between 20 Cage Lane and Averyhill, Great Staughton

Summary of changes:	Deletion of proposed allocation for residential development and supporting text.
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Previous sustainability appraisals:	<ul style="list-style-type: none"> Final Sustainability Report (CORE/07), pages 923 to 925. Housing and Economic Land Availability Assessment (HELAA) December 2017 (HOUS/02), pages 799 to 801.
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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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.	~	Not allocating this site for housing development may result in alternative development which may or may not be on 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 classed as Grade 3.	~	Not allocating this site for housing development may result in alternative development on higher grade agricultural land but the scale and impact of this is highly uncertain.
	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.	~	No development will be allocated on this land, therefore a density assessment cannot be applied.
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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where 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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements at higher flood risk but the scale and impact of this is highly uncertain.
	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.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements within the flood risk climate change allowance zone but the scale and impact of this is highly uncertain.
	Can the site incorporate SuDS?	~	There are no known issues with the use of SuDS on the site.	~	Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements where SuDS may or may not be appropriate.
4. Improve the quantity and quality of publicly accessible open and natural green space and	Is the site within 300m of an area of accessible natural green space over 2ha ⁽²¹⁾ ?	-	There are no areas of natural green space nearby.	~	Not allocating this site for housing may result in alternative development in Key Service Centres and Small Settlements which may or may not have access to natural green space.

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
promote the strategic green infrastructure network and links to it	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.	~	Not allocating this site for housing may result in alternative development in areas which may or may not 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, 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.	~	The site was beyond the thresholds for protection of designated nature sites. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to designated nature sites but the scale and impact of this is highly uncertain.
	Are protected species known to exist on the site or is there potential for protected species to exist on the site ⁽²²⁾ , ⁽²³⁾	~	There is potential for protected species as the site is vacant and bordered by trees and hedgerows.	~	Not allocating this site for housing development may result in alternative development in areas where protected species are known to exist on site, but the scale and impact of this is unknown and would be subject to assessment at the time of planning application submission.
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.	~	No development will be allocated on this site eliminating the identified impacts on the surrounding townscape or landscape in the area. However, not allocating this site for housing development may result in alternative development which may or may not impact on its surrounding townscape or landscape. The scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any heritage assets. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements in closer proximity to heritage assets but the scale and impact of this is highly uncertain.
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.	~	No development will be allocated on this land therefore there is no requirement for the use of decentralised low carbon energy sources. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements that have the opportunity to take advantage of planned or existing decentralised low carbon energy sources, but the scale and impact of this is highly uncertain.

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

23 subject to appropriate surveys being carried out

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
9. Improve air quality	Is the site outside or adjacent to an air quality management area?	+	There are no AQMAs nearby.	~	The site was not in or adjacent to an AQMA. As the only AQMA outside the spatial planning areas is immediately west of Fenstanton and derives from nitrogen dioxide emissions on the A14 which is being rerouted alternative development is unlikely to be in closer proximity to an AQMA.
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.	~	No development will be allocated on this land eliminating any potential impact from light, noise or other forms of pollution. Not allocating this site for housing development may or may not result in alternative development in Key Service Centres and Small Settlements that has the potential to cause light, noise or other forms of pollution, but the scale and impact of this is highly uncertain.
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.	~	The site was outside an area of search for waste purposes. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements that may or may not be outside designated areas of search for waste purposes.
	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.	~	No development will be allocated on this land eliminating this requirement; alternative housing will generate similar requirements wherever it is constructed.
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? ⁽²⁴⁾	+	The nearest area is the recreational ground approximately 420m away.	~	The site was in close proximity to a recreation ground. Not allocating it for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from open space but the scale and impact of this is highly uncertain.
	Is the site within 800m of an outdoor sports facility?	+	Tennis Court, Pavilion and Recreation ground approximately 420m away from the site.	~	The site was in close proximity to outdoor sports facilities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from outdoor sports facilities but the scale and impact of this is highly uncertain.
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.	~	The site was in close proximity to a village hall offering cultural and social activities. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.

24 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

		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	Commentary
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.	~	The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements.
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.	~	The scale of the site meant addressing particular housing equality issues was unlikely so not allocating the site will not change this.
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.	~	No housing will be allocated eliminating any potential implications for crime or safety in this particular area. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements. The scale and impact of this upon crime, anti-social behaviour and fear of crime is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
	Is the site within 1km of a GP surgery/ health centre?	+	Great Staughton Surgery is approximately 260m away from the site.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote from such facilities but the scale and impact of this is highly uncertain.
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.	~	The site was not in close proximity to any major employment areas. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or fewer employment opportunities; the scale and impact of this is highly uncertain.
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.	~	The land will not be allocated therefore there are no opportunities for investment or job creation derived through the Local Plan in this vicinity. However, not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements which may or may not provide opportunities for investment to create additional jobs.

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		Appraisal for Proposed Submission		Appraisal of Proposed Main Modification	
Sustainability Assessment Objective	Decision aiding question	Impacts	Commentary	Impacts	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?	+	Great Staughton Primary School is approximately 460m away from the site.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more remote, or closer to, such facilities but the scale and impact of this is highly uncertain.
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.	~	No housing will be allocated removing the opportunity for residential accommodation in a relatively sustainable location. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements more removed from, or closer to, a bus stop.
	Is the site free of known major transport infrastructure constraints?	+		~	The site was free from major transport infrastructure constraints. Not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with greater or lesser transport constraints but the scale and impact of this is highly uncertain.
	Will the site support a mix of uses such as housing, employment, retail and/or community facilities?	-	A mix of uses is not envisaged.	~	The site did not proposed a mix of uses so not allocating this site for housing development may result in alternative development in Key Service Centres and Small Settlements with a greater or lesser mix of uses, but the scale and impact of this is highly uncertain.
Conclusions:		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.		The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown.	

5 Conclusions

5.1 A summary of the findings of this sustainability appraisal is provided below. Column 3 and 4 summarise the sustainability appraisal screening results (found in Section 3 of this document) of the proposed main modification identifying whether there were any sustainability appraisal implications (column 3) and whether further assessment is was needed (column 4). Some proposed main modifications were screened out at this stage and required no further assessment as by their very nature they did not have a significant impact on achieving sustainability objectives. If further assessment was required a full sustainability appraisal was undertaken (found in Section 4 of this document), column 5 summarises the results of this process and the affect that the proposed main modification had on the identified sustainability objectives.

Table 3 Sustainability Appraisal Summary Table

1. Proposed Main Modification	Section 3: Screening Proposed Main Modifications			Section 4: Appraising Proposed Main Modifications
	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM1	LP 2 Strategy for Development and paragraphs 4.10, 4.18 and 4.20	The revised policy alters the strategy for consideration of development proposals in Alconbury, Bluntisham and Great Staughton. The policy will have different sustainability implications than previously due to the amendment to the development hierarchy.	Change to the SA findings which justifies further appraisal.	<p>The changes arising from the proposed main modification are generally not significant.</p> <p>The alteration changes the status of Alconbury, Bluntisham and Great Staughton meaning that proposals will need to be more carefully assessed against the level of services and infrastructure available (SA objective 5 and 21) and the impact of the proposed development on the character of the immediate locality and the settlement as a whole (SA objective 6).</p> <p>The reduced scale of growth anticipated within the plan period may have a detrimental impact on provision of affordable housing and that suitable for specialist needs (SA Objective 14); however, in the longer term the strategy remains unchanged with regard to the spatial planning areas minimising the impact.</p>
MM2	LP 3 Green Infrastructure	The revised text provides clarity on acceptable proposals relating to Grafham Water.	No change to the SA findings.	N/A
MM3	LP 5 Flood Risk and paragraph 4.69	Due to increased allowances for climate change the policy may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification increase the emphasis on ensuring development is safe for its lifetime from flood risk including that anticipated through climate change which enhances the beneficial effects of the policy (SA objective 3).
MM4	Paragraph 4.78	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM5	Figure 2: Key Diagram	The amendment to the diagram reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM6	Built up Areas definition, paragraphs 4.79 to 4.81	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A

5 Conclusions

		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM7	LP 9 Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	Deletion of this policy and consideration of development proposals in Alconbury, Bluntisham and Great Staughton as Small Settlements has limited impacts on the SA Objectives with some impacts concerning promoting growth in sustainable locations and retaining the quiet rural character of the area being less certain than before (SA objective 8 and 10); only that relating to matching population and employment growth (SA objective 18) becomes negative as there is no consideration of this factor in the Small Settlements policy.
MM8	Paragraph 4.104, Definition of Small Settlements, Policy LP10 and Paragraph 4.105	The modification moves Alconbury, Bluntisham and Great Staughton into the Small Settlements category. Consideration is required regarding the sustainability implications of development proposals in these areas.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification make only marginal differences to the sustainability of this policy by including three settlements with higher levels of services and facilities and a larger population than many others in this category. The modified policy results in a positive impact concerning the promotion of development in locations where higher densities are appropriate (SA objective 1).
MM9	LP11 The Countryside	The revised text provides greater consistency with the NPPF.	No change to the SA findings.	N/A
MM10	LP 16 Surface Water, paragraph 5.39	The revised text clarifies the need to consider standing advice where available.	No change to the SA findings.	N/A
MM11	Paragraph 6.42 and LP23 Local Services and Community Facilities	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.	No change to the SA findings.	N/A
MM12	LP 24 Tourism and Recreation	The additional text provides clarity on supporting material required for a planning application.	No change to the SA findings.	N/A
MM13	Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to 7.49 and Implementation and Monitoring	The proposed removal of the policy means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this policy reduces the potential for a number of positive sustainability outcomes including promoting development which improves the choice and availability of cultural and social activities (SA objective 13), meeting housing needs (SA objective 14) and reducing poverty and social exclusion (SA objective 15). Placing developments in sustainable location with access to services, education and public transport are also negatively affected (SA objectives 17, 20 and 21) However, the types of development which might have been achieved through it could still be delivered through other mechanisms including neighbourhood plans and the positive impacts thus achieved.

	Section 3: Screening Proposed Main Modifications			Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM14	LP 32 Biodiversity and Geodiversity after paragraph 8.14	This additional supporting text provides clarification on mitigation measures required.	No change to the SA findings.	N/A
MM15	SEL 1.1 Former Alconbury Airfield and Grange Farm after paragraph 9.8	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM16	SEL1.2 RAF Alconbury after paragraph 9.22	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM17	HU1 Ermine Street, Huntingdon after paragraph 9.35	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM18	HU5 West of Edison Bell Way and paragraphs 9.62 to 9.63	The removal of this site with land to the east (HU6) results in the loss of a potential public car park and the addition of housing.	Due to the amalgamation of this site with land to the east (HU6) the revised site justifies a single updated sustainability appraisal under modification MM19.	Full sustainability appraisal of amalgamated site found under MM19.
MM19	HU6 George Street Huntingdon and paragraphs 9.64 to 9.72	Due to the amalgamation of two sites and change of proposed use of the westernmost parcel of land it is likely that the site could have different sustainability affects than previously.	Potential change to the SA findings which justifies further appraisal.	The changes arising from the proposed main modification make only marginal differences to the sustainability of this site. The provision of a mixed use site is no longer proposed. Removal of public car parking provision on the western part of the revised allocation (originally allocation HU5) means that the site will no longer provide a sustainable location for public car parking in close proximity to the railway station (SA objective 21). However, the amalgamation of allocations HU5 and HU6 increases the potential for affordable housing on site (SA objective 14).
MM20	HU9 Main Street Huntingdon and paragraphs 9.86 to 9.90	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a and the climate change allowance zone (SA objective 3). The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area; however, it has a neutral impact overall as the Local Plan Development Strategy (policy LP 2) seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM21	HU10 Hinchingsbrooke Country Park Extension and paragraphs 9.91 to 9.94	Due to the boundary reduction and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Screening conclusion: potential change to the SA findings which justifies further appraisal.	<p>The site 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.</p> <p>The proposed allocation produces positive sustainability outcomes in terms of retention of agricultural land (SA objective 1) and access to natural green space and infrastructure by public transport or cycling (SA objective 4). 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 (SA objective 1). The reduction in site area for this allocation (as proposed through modifications) does not affect the benefits that could be achieved through expansion of the Country Park.</p> <p>Expansion of the Country Park will reduce recreational pressure on Portholme SAC and SSSI by providing increased publicly accessible green space, provide additional recreational activities suitable for a growing population and support improved biodiversity (SA objective 5).</p>
MM22	HU11 Huntingdon Racecourse and paragraph 9.99	This additional supporting text provides clarification on the appropriate level of assessment required in relation to the amount of development proposed when submitting planning applications.	No change to the SA findings.	N/A
MM23	HU16 Tyrell's Marina and paragraphs 9.124 to 9.130	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives it does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3 (SA objective 3).</p> <p>Negative sustainability impacts include benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16) and improvements to the adjacent to a cluster of buildings of strong historic distinctiveness (SA objective 7). Not allocating the site also removes the potential to provide a mixed use development on this site in a sustainable location and on previously developed land (SA objective 13 and 21).</p>

	Section 3: Screening Proposed Main Modifications			Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				The removal of the allocation reduces the certainty of housing provision within the Huntingdon Spatial Planning Area however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).
MM24	HU17 RGE Engineering	Due to the boundary extension and amendments to relevant text to support this change the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The boundary extension to the site increases the site extending under the A14 flyover to Cook's Stream. This extension allows significant space for the partial relocation of the car park without reducing the residential or affordable housing capacity of the site (SA objective 15) and safeguards the site's trees (SA objective 1) and provides safe pedestrian and vehicular access from the car park onto the development site / junction with The Avenue (SA objective 16).</p> <p>The sustainability appraisal of the proposed modification remains generally unchanged overall from the original appraisal of the site.</p>
MM25	SEL2 St Neots East after paragraph 10.4	This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	Slower anticipated delivery of the site has little impact on the sustainability appraisal overall although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14).
MM26	SN1 St Mary's Urban Village, St Neots	Due to a modification to address changes made through the approval of planning permission 17/01994/FUL to convert Brook House to 5 residential units the site may have different sustainability implications than previously.	Change to the SA findings which justifies further appraisal.	<p>Development still has the potential to improve the condition of some of the listed buildings and the character and appearance of the conservation area (SA objective 7).</p> <p>The proposed main modification removes the requirement to retain Brook House as offices and increases the anticipated number of dwellings and affordable housing on site (SA objective 14 and 15). However, the requirement for 60m² still remains continuing the mixed use nature of the scheme and the potential for retail employment opportunities (SA objective 19 and 21).</p> <p>The sustainability appraisal of the proposed main modification remains unchanged overall from the original appraisal of the site.</p>
MM27	SN5 Former Youth Centre, Priory Road and paragraphs 10.45 to 10.51	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone (SA objective 3).

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				<p>The proposed main modification produces negative sustainability impacts in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16); improvements to the townscape and landscape given its position within a conservation area (SA objective 6 and 7) and the provision of residential development in a sustainable location close to town centre uses (SA objective 13).</p> <p>The removal of the allocation reduces the certainty of housing provision within St Neots; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).</p>
MM28	SI1 St Ives West paragraph 11.11	Due to the removal of reference to retail provision the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification removes the requirement for on-site retail provision and reduces the mix of uses and employment opportunities on-site, influencing SA objectives 19 and 21. However the sustainability impacts for these objectives stay the same as there remains opportunities via the provision of social and community facilities. The sustainability impact for SA objective 17 also remains the same as the original appraisal as there is no food store within the specified threshold at present.</p> <p>Removal of retail provision from the allocation means that there will be no accessible food shop on-site creating a negative impact, however the original appraisal of the site also identified this objective as negative.</p>
MM29	SI4 Former Car Showroom and paragraphs 11.20 to 11.28	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of this allocation does however, produce a positive impact in terms of removing the possibility of housing development on a site that is situated within flood zone 3a (with climate change allowance) and a rapid inundation zone (SA objective 3).</p> <p>The proposed main modification produces a negative impact in terms of the site specific benefits that will be lost through not redeveloping this site including improvements to crime and safety (SA objective 16) and to the townscape and landscape, given its position within a conservation area (SA objective 6 and 7).</p>

	Section 3: Screening Proposed Main Modifications			Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				The removal of the allocation reduces the certainty of housing provision within St Ives; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately three quarters of all housing development within Spatial Planning Areas (SA objective 14).
MM30	RA3 West Station Yard and Northern Mill criterion d	Due to the insertion of a new criterion relating to the impact upon the Northern Mill building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification adds reference to retention of the Northern Mill building being subject to viability. If retention of the Northern Mill is not viable this could lead to the loss of a historically significant building, although the building is not listed or officially recorded as a building of local interest. However, redevelopment of the site could still improve the impact of the site on the townscape and landscape character and conservation area given its current untidy state. Therefore the sustainability impact of this modification has been amended from positive to neutral for SA objectives 6 and 7 (impacts to the townscape or landscape and heritage assets).</p>
MM31	SM2 Newlands, St Ives Road	Due to the insertion of a new criterion relating to the impact upon a nearby listed building the site may have different sustainability implications than previously.	Potential change to the SA findings which justifies further appraisal.	<p>The sustainability impacts of the proposed main modification remain largely similar to that of the original appraisal of the allocation.</p> <p>The proposed main modification does add a requirement for the preservation, and where possible, enhancement of the significance of affected heritage assets and their settings. This would ensure the development provides additional positive impacts to the surrounding townscape and landscape of Somersham and a heritage asset and its setting. Therefore the proposed main modification creates a positive sustainability impact upon SA objectives 6 and 7.</p>
MM32	SM5 East of Robert Avenue and paragraphs 13.83 to 13.89	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	<p>The removal of this allocation produces a generally neutral impact in terms of sustainability objectives.</p> <p>The removal of the allocation reduces the certainty of housing provision within Somersham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres</p>

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		Section 3: Screening Proposed Main Modifications		Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
				and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).
MM33	WB2 Manor Farm Buildings and paragraph 13.99	The removal of text provides clarity regarding how to address the redevelopment of the site. Minor spelling error also corrected.	No change to the SA findings.	N/A
MM34	Chapter 14 Local Service Centres	Removal of title from Local Plan.	No change to the SA findings.	N/A
MM35	AL1 North of School Lane, Alconbury and paragraphs 14.1 to 14.5	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Alconbury; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).
MM36	BL1 West of Longacres, Bluntisham and paragraphs 14.6 to 14.10	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).
MM37	BL2 North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Bluntisham; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).

Section 3: Screening Proposed Main Modifications				Section 4: Appraising Proposed Main Modifications
1. Proposed Main Modification	2. Local Plan policy/ paragraph	3. Sustainability Appraisal Implications	4. Screening Conclusion	5. Full Sustainability Appraisal Conclusion
MM38	GS1 South of 29 The Green, Great Staughton and paragraphs 14.15 to 14.17	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).
MM39	GS2 Between 20 Cage Lane and Averyhill, Great Staughton and paragraphs 14.18 to 14.21	The proposed removal of this site means that the likely effects will no longer be experienced.	Change to the SA findings which justifies further appraisal.	The removal of this allocation produces a generally neutral impact in terms of sustainability objectives. The removal of the allocation reduces the certainty of housing provision within Great Staughton; however, it has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Alternative provision will need to be found for housing development within these settlements, the impact of this is unknown (SA objective 14).

In-Combination Effects

5.2 Appendix 1 to 3 of the [Final Sustainability Appraisal \(CORE/07\)](#) assessed the effect of the Local Plan in association with other plans and programmes (pages 942 to 1001) from a Environmental, Social and Economic Perspective. The results of this were summarised in Stage A of the report (pages to 48 to 59). Although a number of changes to Sustainability Appraisal scores resulted from the proposed main modifications, some of which reduce or remove positive effects previously identified, the changes to the SA findings (as summarised above) did not fundamentally alter the appraisal of the Local Plan to 2036 as a whole, or the in-combination effects of the Local Plan or the effect of the Local Plan on other plans and programmes.

5.3 The overall requirement to meet the scale of development proposed in the Local Plan, and the spatial strategy, are unaffected by the proposed main modifications. The removal of site allocations HU9, HU16, SN5, SI4, SM5 and Local Service Centres (Policy LP9 and allocations AL1, BL1, BL2, GS1 and GS2)⁽²⁵⁾; and the increase in site area at allocation HU17 and HU6 (through the amalgamation of this site with allocation HU5)⁽²⁶⁾ do not measurably affect the in-combination effects of the strategy for development (Local Plan policy LP2). The removal of allocations does reduce the certainty of housing provision within specific settlements such as Local Service Centres; however, this has a neutral impact overall as the Development Strategy seeks to permit approximately a quarter of all housing development within Key Service Centres and Small Settlements. Sites removed from Spatial Planning Areas, such as SI4 Former Car Showroom (proposed main modification MM29) and HU9 Main Street Huntingdon (MM20) create a positive effect in terms of removing development from areas at higher risk, but also produce a neutral impact overall as the Local Plan Development Strategy (policy LP 2) seeks to permit approximately three quarters of all housing development within Spatial Planning Areas. Further housing supply to meet need can still be achieved through windfall development (as illustrated through main modifications to policy LP2 (proposed main modification MM1) and the application of policies LP2 Strategy for Development; LP 7 Spatial Planning Areas; LP 8 Key Service Centres; LP 10 Small Settlements and LP 30 Rural Exceptions Housing. This means that there is no increase in housing pressure on neighbouring authorities as housing need can still be achieved and provided in sustainable locations when considering the plan as a whole.

5.4 The implication for the removal of residential allocations (mentioned above) and the lower anticipated delivery of sites SEL 1.1, SEL 1.2, SEL2 and HU1 (proposed main modifications MM15, MM16, MM17, MM25) has little impact on the sustainability appraisal overall, although there is one negative arising from the potential slower rate of delivery of affordable housing (SA objective 14). Proposed main modifications to policy LP2 Strategy for Development reflect these changes and demonstrate that the Council can still meet its OAHN. Tables within modified policy LP2 (see Appendix 1, MM1) demonstrate that the Council's total housing supply to 2036 equates to 21,068 homes; this is equivalent to 105% of housing need. This enables the Council to continue to meet the 'Findings' in table 3.21 of the [Final Sustainability Appraisal \(CORE/07\)](#) in relation to housing which note that the Local Plan should support the delivery of an appropriate supply and mix of high quality new housing.

25 Proposed main modifications MM7, MM8, MM20, MM23, MM27, MM29, MM32 and MM35 to MM39

26 Proposed main modifications MM18, MM19 and MM24

5 Conclusions

5.5 The reduction in land area of site HU10 (proposed main modification MM21) also does not affect the Plan's impact upon the Environment. The inclusion of a Country Park extension will still reduce recreational pressure on Portholme SAC and SSSI by providing increased publicly accessible green space and provide additional recreational activities suitable for a growing population and support improved biodiversity. This enables the Council to continue to meet the 'Findings' in table 3.7 of the [Final Sustainability Appraisal \(CORE/07\)](#) in relation to green infrastructure which note that the Local Plan should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (page 53).

5.6 The removal of policy LP 29 Community Planning Proposals through proposed main modification MM13 reduces the potential for a number of positive sustainability outcomes however, this does not eliminate the possibility of such developments coming forward in the future. The principle of this policy and the possibility of such developments could still be achieved through other planning mechanisms such as Neighbourhood Plans and Neighbourhood Development Orders. This enables the Council to continue to meet the 'Findings' in table 3.19 of the [Final Sustainability Appraisal \(CORE/07\)](#) in relation to health and wellbeing which note that the Local Plan should 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).

5.7 Proposed main modifications to allocations SN1, RA3 and SM2 (proposed main modifications MM26, MM28, MM30, MM30) ensure the delivery of those allocations by either reflecting approved planning applications, considering the viability implications of redevelopment and protecting the settings of heritage assets. This enables the Council to continue to meet the 'Findings' in table 3.21 of the [Final Sustainability Appraisal \(CORE/07\)](#) in relation to housing which note that the Local Plan should support the delivery of an appropriate supply and mix of high quality new housing and table 3.13 regarding heritage that notes that the Plan should protect and enhance heritage assets and their settings within the district, recognising their economic, social and cultural contribution to Huntingdonshire.

5.8 A proposed main modification to allocation SI1 St Ives West (MM28) removed the requirement for on-site retail provision and reduced the mix of uses and employment opportunities on-site. However assessment of the sustainability impacts remained the same as the previous appraisal as although there will be no accessible food shop on-site creating a negative impact, the original appraisal of the site also identified this objective as negative. This proposed modification does not fundamentally alter the delivery of the site and will still enable the Council to meet it's OAHN.

5.9 Proposed main modifications to policy LP5 Flood Risk (proposed main modification MM3) also positively impacts upon the in-combination effects of the Local Plan and the effect of the Local Plan on other plans and programmes. The proposed main modification increases the emphasis on ensuring development is safe for its lifetime from flood risk including that anticipated through climate change. This enables the Council to continue to meet the 'Findings' in table 3.6 of the Final Sustainability Appraisal (CORE/07) in relation to flood risk which note that the Local Plan should 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.

5.10 The proposed main modifications do make a number of changes to Sustainability Appraisal scores reducing or removing some positive effects previously identified. These changes include site specific benefits that will be lost through not redeveloping a site, including improvements to crime and safety and to the townscape and landscape for sites such as HU16 and SN5 (proposed main modifications MM23 and MM 27) and the reduction of the certainty of housing provision within specific settlements such as previously identified Local Service Centres. A full comparison of these changes for each proposed main modification can be found in Section 4 Appraising Proposed Main Modifications. However, the changes to the SA findings (as summarised above) do not fundamentally alter the in-combination effects of the Local Plan or the effect of the Local Plan on other plans and programmes. The Council will continue to meet its OAHN target through its strategy for development and settlement hierarchy meaning that there is no increase in housing pressure on neighbouring authorities as housing need can still be achieved and provided in sustainable locations when considering the plan as a whole; and the plan (as modified) would continue to provide sustainability benefits in terms of green infrastructure and flood risk.

Next Steps

5.11 After the close of the consultation period, all representations relating to this sustainability appraisal will be passed on to the Planning Inspector for consideration. The time taken to submit these representations to the Inspector will depend on the number of representations received and whether further information is required.

5.12 In general, issues raised during the consultation will be considered through the written representations process. Further hearing sessions will only be held in exceptional circumstances.

5.13 Following receipt of the final Inspector's Report the Council will take a final version of the Huntingdonshire Local Plan to 2036 to Cabinet for consideration. This is currently expected in Spring 2019. The Cabinet can then choose to recommend to a meeting of the full Council that the Local Plan is adopted as the statutory development plan for Huntingdonshire. At the time of Plan adoption an 'SA Statement' will be published that explains in full how the Plan (as modified) is justified on the basis of alternatives appraised.

6 Appendix 1: Proposed Main Modifications

6.1 The proposed main modifications are replicated in full below for ease of reference. Please note any consultation responses on the proposed main modifications themselves should not be made on this document but on the separate Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 for Consultation document.

6.2 Proposed main modifications within this document are listed in plan order. Each proposed main modification is given a prefix 'MM' followed by an identification number. The proposed main modification identifies the page of the Huntingdonshire Local Plan to 2036: Proposed Submission that the proposed change relates to and relevant policy number, paragraph, or heading.

6.3 Deleted text or images are shown via a strike-through, whilst new text or images are identified by an underline.

The Development Strategy (Chapter 4)

Proposed Main Modification 1

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM1	32-35	LP 2 Strategy for Development and paragraphs 4.10, 4.18 and 4.20	<p>LP 2</p> <p>Strategy for Development</p> <p>The development strategy for Huntingdonshire is to:</p> <ul style="list-style-type: none"> Concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of 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 <u>recognise</u> the intrinsic character and beauty of 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. <p>Distribution of growth</p> <p>Four spatial planning areas are designated reflecting their status as the district's traditional market towns and most sustainable centres. These are centred around:</p> <ul style="list-style-type: none"> 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 	<p>The revised policy alters the strategy for consideration of development proposals in Alconbury, Bluntisham and Great Staughton. The policy will have different sustainability implications than previously due to the amendment to the development hierarchy.</p> <p>Change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
			<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • Buckden • Fenstanton • Kimbolton • Sawtry • Somersham • Warboys • Yaxley. <p>Three local service centres are designated reflecting their level of service provision to residents. These are:</p> <ul style="list-style-type: none"> • Alconbury • Bluntisham • Great Staughton. <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> <p>Reasoning</p> <p><i>Paragraphs 4.7 to 4.9 remain as submitted.</i></p> <p>4.10 Since 1 April 2011 which was the beginning of the plan period and 31 March 2017 3,675 dwellings have been completed, equivalent to 18% of the objectively assessed need up to 2036. In total housing completions since 2011, commitments as at 1 April 2017 and allocations in this plan account for approximately 22,500 new homes, equivalent to 112% of the objectively assessed need. Additional provision is anticipated through rural exceptions, small and windfall sites. Together these will help to achieve the distribution sought in the policy and support the sustainability of key service centres, local service centres and small settlements by provision of appropriate scale developments.</p> <p><u>Since 1 April 2011 which was the beginning of the plan period and 31 March 2018 4,421 dwellings have been completed, equivalent to 22% of the objectively assessed need up to 2036. Supply from the 1 April 2018 to 31 March 2036 is estimated at 16,647 dwellings. This includes sites with planning permission, sites subject to S106 agreements, sites allocated in this Local Plan and estimated completions of additional small windfall sites, rural exceptions sites and prior approvals. The total estimated housing supply for the plan period equates to 21,068 new homes. This is equivalent to 105% of the Council's objectively assessed need. Together these will help to achieve the distribution sought in the policy and support the sustainability of key service centres and small settlements by provision of appropriate scale developments.</u></p> <p><u>Summary of Housing Trajectory</u></p>	

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Housing and employment growth is promoted to reflect their roles, support the provision of services and help meet local needs, for instance of older residents seeking to move into more accessible housing within their established community. A limited range of allocations for new development is made in key service centres which can benefit from the existing services available and help give service providers some certainty over future levels of demand.</p> <p>Paragraph 4.19 remains as submitted.</p> <p>4.20 Together key service centres, local service centres and small settlements have the capacity to accommodate around a quarter of Huntingdonshire's expected housing growth up to 2036. Whilst limited allocations are made for growth at the key service centres and local service centres no site specific allocations are made for small settlements. Thus, the majority of this growth will arise from the ongoing supply of rural exceptions, small and windfall sites expected to continue to come forward throughout the plan period. These will need to be in conformity with other policies of this plan. They should give preference to sites in flood zone 1; sites within flood zones 2 and 3 should be avoided, unless the proposal can clearly demonstrate that the location specific benefits of the scheme outweigh the impacts of flood risk to the site.</p>		2018/ 19	2019/ 20	2020 /21	2021 /22	2022/ 23	2023/ 24	2024/ 25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total 2018- 36	Sites with planning permission (PP) as at 31 March 2017* (excluding those allocated in Plan)	329	153	104	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	All sites allocated in Plan (with PP, subject to S106 and without PP)	727	1,085	1,326	1,409	1,304	1,133	812	710	538	520	500	500	515	515	500	500	500	500	13,594	Prior approvals	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	360	Additional sites of 10 or more dwellings with PP/subject to S106 since March 2017	-	-	-	48	50	75	75	75	40	-	-	-	-	-	-	-	-	-	363	Windfall small sites (less than 10 dwellings)	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1,200	Rural exception sites	-	-	-	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	525	Total	1,076	1,258	1,450	1,611	1,489	1,343	1,022	920	713	655	635	635	650	650	635	635	635	635	16,647																				7,151	Completions 2011/12-2017/18	4,421	Supply 2018/19-2035/36	16,647	Total supply 2011-2036	21,068	
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6 Appendix 1: Proposed Main Modifications

Proposed Main Modification 2

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM2	37	LP 3 Green Infrastructure	<p><i>Policy text above Grafham Water heading remains as submitted.</i></p> <p>Grafham Water</p> <p>A proposal within the Grafham Water Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document, 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 <u>involves the role, function and</u> continued operation or enhancement of Grafham Water Reservoir, its Treatment Works and associated networks.</p> <p><i>Policy text below this relating to 'Associated facilities' remains as submitted.</i></p>	<p>The revised text provides clarity on acceptable proposals relating to Grafham Water.</p> <p>Screening conclusion: no change to the SA findings.</p>

Proposed Main Modification 3

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM3	44-46	LP 5 Flood Risk and paragraph 4.69	<p>LP 5</p> <p>Flood Risk</p> <p>Location of development</p> <p>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:</p> <ol style="list-style-type: none"> 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; if necessary the exception test is applied and passed; development has been sequentially located within the site to avoid flood risk; all reasonable opportunities to reduce overall flood risk have been considered and where possible taken; 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 the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied. <p>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: <u>with appropriate climate change allowances.</u></p>	<p>Due to increased allowances for climate change the policy may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
			<p><i>Remaining policy text and paragraphs 4.67 to 4.69 remain as submitted.</i></p> <p><i>Insert new paragraph after 4.69 to read:</i></p> <p><u>4.69a The District is projected to have increased susceptibility to future climate impacts beyond the plan period. During the lifetime of most developments, the effectiveness of flood and surface water management assets is expected to reduce.</u></p> <p><u>Opportunities for developments to reduce flood risk in Huntingdonshire will vary depending on the site location and nature of development. Flood risk assessments will be expected to show how the following potential opportunities have been explored:</u></p> <ul style="list-style-type: none"> <u>• additional surface water attenuation through SuDS and rainwater harvesting;</u> <u>• additional multifunctional flood storage or conveyance capacity within planned open space, or setting aside green space that could be used for water storage in the future;</u> <u>• contacting local flood risk management authorities to explore the possibility of working in partnership to enhance flood risk management to and from the site;</u> <u>• improving the sustainability of flood reduction assets that the development may rely upon at present, or in the future.</u> 	

Proposed Main Modification 4

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM4	48	Paragraph 4.78	<p>4.78 The Key Diagram illustrates in a broad-brush way the key elements of the strategy. It identifies the settlements of the Spatial Planning Areas; and Key Service Centres and Local Service Centres and indicates the amount of development from allocations. The two Strategic Expansion Locations (SELs) are specifically identified. For an accurate geographic view of allocations please see the individual location plans within each allocation policy and the Policies Map.</p>	<p>The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.</p> <p>No change to the SA findings.</p>

6 Appendix 1: Proposed Main Modifications

Huntingdonshire District Council | Huntingdonshire Local Plan to 2036: Proposed Main Modifications 2018 Sustainability Appraisal |

Proposed Main Modification 5

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM5	49-50	Figure 2: Key Diagram		<p>The amendment to the diagram reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.</p> <p>No change to the SA findings.</p>

Proposed Main Modification 6

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM6	51	Built up Areas definition Paragraphs 4.79 to 4.81	<p>4.79 The 'built-up area' definition below should be used to apply the 'Spatial Planning Areas', 'Key Service Centres', 'Local Service Centres', 'Small Settlements' and 'The Countryside' policies.</p> <p><i>Paragraph 4.80 remains as submitted.</i></p>	<p>The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only.</p>

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
			4.81 The distinction between settlements and areas of countryside is vital to interpretation of the Spatial Planning Areas, Key Service Centres, Local Service Centres and Small Settlements policies. A criteria based definition is favoured as, among other benefits, it avoids the perception that any form of development on any land within a drawn boundary would be acceptable and the pressure for every piece of land within the boundary to be developed. This is undesirable as it could damage the loose knit character of many settlements in Huntingdonshire by creating harder, more regular edges to settlements.	No change to SA findings.

Proposed Main Modification 7

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
MM7	57-59	LP 9 Local Service Centres, paragraphs 4.99 to 4.103 and Implementation and Monitoring	<p>Local Service Centres</p> <p>4.99 The purpose of this policy is to set out the Council's approach for development proposals on sites in addition to those allocated in this plan where they are within the Local Service Centres, which are defined below:</p> <p>4.100 There are a number of large villages, outside of spatial planning areas, that offer a range of services and facilities to meet the daily needs of their residents and to some extent the residents of other villages nearby. The local service centres contain a lower level of service provision than the key service centres but all offer at least:</p> <ul style="list-style-type: none"> • primary school • public house • doctor's surgery • convenience shop • public hall <p>4.101 These villages are identified as Local Service Centres. Each is considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they contain. This is reflected in the allocation of sites for development in this plan. Further sustainable development at Local Service Centres can contribute to the social and economic sustainability of these settlements and supporting a thriving rural economy.</p> <p>Local Service Centres</p> <p>The following villages are local service centres:</p> <ul style="list-style-type: none"> • Alconbury • Bluntisham • Great Staughton <p>LP 9</p> <p>Local Service Centres</p>	<p>The proposed removal of the policy means that the likely effects will no longer be experienced.</p> <p>Change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
			<p>Each Local Service Centre to which this policy applies is defined above:</p> <p>Development Proposals within the Built-up Area</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 Local Service Centre:</p> <p>Development Proposals on Land well-related to the Built-up Area</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> <p>Reasoning</p> <p>4.102 The Strategy for Development recognises the range of services and facilities available in Local Service Centres that meet some of the day to day needs of residents. Local Service Centres have a small role in meeting the development needs of the district through a limited number of allocations for development at these settlements. The strategy also sets out a role for further sustainable development at Local Service Centres in contributing to the social and economic sustainability of these settlements and supporting a thriving rural economy. Such development may be appropriate subject to recognition of the limitations of the services and facilities available and consideration of the impact development would have on the settlement concerned. It is therefore considered appropriate to limit development primarily to sites within built-up areas, acknowledging the fact that opportunities for development within them will largely be limited to redevelopment opportunities, intensification of use and development of land which relates wholly to existing buildings rather than the surrounding countryside.</p> <p>4.103 Proposals for development outside of built-up areas will be considered subject to the provisions of policies The Countryside, Rural Economy, Local Services and Community Facilities, Tourism and Recreation, Community Planning Proposals, Exceptions Housing, Rural Buildings and Water Related Development.</p> <p>Implementation and Monitoring</p> <p>Responsible Agencies: Huntingdonshire District Council, landowners, developers, registered providers</p> <p>Delivery mechanism: Through the determination of planning applications, SPDs, master plans, design codes</p> <p>Timescale: Throughout the plan period</p> <p>Monitoring indicators:</p> <ul style="list-style-type: none"> • Number and % of housing completions by settlement type • Amount and % of employment development by settlement type 	

Proposed Main Modification 8

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications																																																																												
MM8	59-60	Paragraph 4.104, Definition of Small Settlements, Policy LP10 and Paragraph 4.105	<p>Small Settlements</p> <p>4.104 The purpose of this policy is to set out the Council's approach to planning for development on sites in the Small Settlements, which are defined below.</p> <p>Definition of Small Settlements</p> <p>The following places are defined as Small Settlements:</p> <table border="1"> <tr> <td>Abbotsley</td> <td>Abbots Ripton</td> <td><u>Alconbury</u></td> <td>Alconbury Weston</td> </tr> <tr> <td>Alwalton</td> <td><u>Bluntisham</u></td> <td>Brington</td> <td>Broughton</td> </tr> <tr> <td>Buckworth</td> <td>Bythorn</td> <td>Catworth</td> <td>Chesterton</td> </tr> <tr> <td>Colne</td> <td>Conington</td> <td>Covington</td> <td>Diddington</td> </tr> <tr> <td>Earith</td> <td>Easton</td> <td>Ellington</td> <td>Elton</td> </tr> <tr> <td>Farcet</td> <td>Folksworth</td> <td>Glatton</td> <td>Grafham</td> </tr> <tr> <td>Great Gidding</td> <td>Great Gransden</td> <td>Great Paxton</td> <td>Great Raveley</td> </tr> <tr> <td><u>Great Staughton</u></td> <td>Great Stukeley</td> <td>Hail Weston</td> <td>Hamerton</td> </tr> <tr> <td>Hemingford Abbots</td> <td>Hemingford Grey</td> <td>Hilton</td> <td>Holme</td> </tr> <tr> <td>Holywell</td> <td>Houghton and Wyton</td> <td>Keyston</td> <td>Kings Ripton</td> </tr> <tr> <td>Leighton Bromswold</td> <td>Little Stukeley</td> <td>Molesworth</td> <td>Needingworth</td> </tr> <tr> <td>Offord Cluny</td> <td>Offord D'Arcy</td> <td>Oldhurst</td> <td>Old Weston</td> </tr> <tr> <td>Perry</td> <td>Pidley</td> <td>Pondersbridge (part)⁽²⁾</td> <td>Ramsey Forty Foot</td> </tr> <tr> <td>Ramsey Heights</td> <td>Ramsey Mereside</td> <td>Ramsey St Mary's</td> <td>Southoe</td> </tr> <tr> <td>Spaldwick</td> <td>Stibbington</td> <td>Stilton</td> <td>Stonely</td> </tr> <tr> <td>Stow Longa</td> <td>Tilbrook</td> <td>Upton</td> <td>Upwood</td> </tr> <tr> <td>Wansford (part)⁽¹⁾</td> <td>Waresley</td> <td>Water Newton</td> <td>Winwick</td> </tr> <tr> <td>Wistow</td> <td>Woodhurst</td> <td>Woodwalton</td> <td>Woodwalton</td> </tr> <tr> <td>Yelling</td> <td></td> <td></td> <td></td> </tr> </table> <p>1. The greater part of this settlement lies within the neighbouring authority of Peterborough</p>	Abbotsley	Abbots Ripton	<u>Alconbury</u>	Alconbury Weston	Alwalton	<u>Bluntisham</u>	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	<u>Great Staughton</u>	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) ⁽²⁾	Ramsey Forty Foot	Ramsey Heights	Ramsey Mereside	Ramsey St Mary's	Southoe	Spaldwick	Stibbington	Stilton	Stonely	Stow Longa	Tilbrook	Upton	Upwood	Wansford (part) ⁽¹⁾	Waresley	Water Newton	Winwick	Wistow	Woodhurst	Woodwalton	Woodwalton	Yelling				<p>The modification moves Alconbury, Bluntisham and Great Staughton into the Small Settlements category. Consideration is required regarding the sustainability implications of development proposals in these areas.</p> <p>Potential change to the SA findings which justifies further appraisal.</p>
Abbotsley	Abbots Ripton	<u>Alconbury</u>	Alconbury Weston																																																																													
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Farcet	Folksworth	Glatton	Grafham																																																																													
Great Gidding	Great Gransden	Great Paxton	Great Raveley																																																																													
<u>Great Staughton</u>	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) ⁽²⁾	Ramsey Forty Foot																																																																													
Ramsey Heights	Ramsey Mereside	Ramsey St Mary's	Southoe																																																																													
Spaldwick	Stibbington	Stilton	Stonely																																																																													
Stow Longa	Tilbrook	Upton	Upwood																																																																													
Wansford (part) ⁽¹⁾	Waresley	Water Newton	Winwick																																																																													
Wistow	Woodhurst	Woodwalton	Woodwalton																																																																													
Yelling																																																																																

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability appraisal implications
			<p>2. The greater part of this settlement lies within the neighbouring authority of Fenland</p> <p><i>Policy LP10 remains as submitted.</i></p> <p>4.105 There are many settlements across Huntingdonshire that have very limited or no services or facilities available. Such settlements are identified as Small Settlements. Small Settlements are less sustainable than settlements in the Spatial Planning Area settlements; and Key Service Centres and Local Service Centres due to the need to travel to access services and facilities elsewhere on a regular basis. As such the Local Plan makes no allocations for development in Small Settlements. However, the strategy does set out a role for a limited amount of sustainable development in contributing to the social and economic sustainability of Small Settlements and in supporting a thriving rural economy. Given the variation in size and availability of services and facilities between Small Settlements it is recognised that varying levels of development could sustainably be accommodated depending on nature of the individual Small Settlement.</p>	

Proposed Main Modification 9

Proposed Main Modification reference number	Local Plan Page	Policy/ Paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM9	61-62	LP11 The Countryside	<p>LP 11</p> <p>The Countryside</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"> 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 <u>recognise</u> 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. 	<p>The revised text provides greater consistency with the NPPF.</p> <p>Screening conclusion: no change to the SA findings.</p>

Requiring Good Design (Chapter 5)

Proposed Main modification 10

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM10	74	LP 16 Surface Water Paragraph 5.39	5.39 The standing advice of the Middle Level Commissioners (MLC) or the appropriate internal drainage board has been taken into account when designing drainage for new development. In some circumstances, an unregulated flow into the MLC's managed system may be the most appropriate long term solution. For such an approach to be acceptable prior agreement with the MLC will be required.	The revised text clarifies the need to consider standing advice where available. Screening conclusion: no change to the SA findings.

Building a Strong, Competitive Economy (Chapter 6)

Proposed Main Modification 11

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM11	90 - 91	Paragraph 6.42 and LP23 Local Services and Community Facilities	<p>6.42 Below town centres in the retail hierarchy are local centres, typically a village high street or neighbourhood centre, which provide limited shopping opportunities to very local catchments. Local shopping centres have not been defined due to the dispersed nature of shopping facilities in the majority of the Service Centres and Small Settlements. A development proposal for retail and other town centre uses in a Service Centre or Small Settlement will be considered under policy LP 23 'Local Services and Community Facilities' and should accord with the floorspace threshold set out in policies LP 8 'Key Service Centres', Local Service Centres and LP 10 'Small Settlements'.</p> <p><i>Paragraph 6.43 and Implementation and Monitoring remain as submitted</i></p> <p>Local Services and Community Facilities</p> <p><i>Paragraph 6.44 remains as submitted.</i></p> <p>LP 23</p> <p>Local Services and Community Facilities</p> <p>Local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, fuel 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 on land immediately adjoining the built up area, will be supported where it:</p> <ul style="list-style-type: none"> a. is of a scale to serve local needs; b. comprises up to a maximum of 600m² net internal floorspace for a main town centre use; and 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. 	The amendment to the text reflects modifications made through policy LP2 (modification MM1) and is for information purposes only. No change to the SA findings.

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<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"> 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 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"> i. there is insufficient community support for its continuation; or ii. reasonable steps have been taken to effectively market the property for its current use without success. <p>A proposal will not be supported 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.</p>	

Proposed Main Modification 12

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM12	93	LP 24 Tourism and Recreation	<p>LP 24</p> <p>Tourism and Recreation</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> <ul style="list-style-type: none"> a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere; b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location; 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; d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. <p>Where tourist accommodation is approved appropriate planning conditions will be used to prevent occupation as a person's permanent sole or main residential use.</p> <p><u>A proposal for tourist accommodation, including touring caravan and camping sites, should be supported by a robust business plan demonstrating that it is viable in the long term.</u></p>	<p>The additional text provides clarity on supporting material required for a planning application.</p> <p>Screening conclusion: no change to the SA findings.</p>

Strengthening Communities (Chapter 7)

Proposed Main Modification 13

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM13	104 - 106	Paragraph 7.43, Policy LP29 Community Planning Proposals, paragraphs 7.44 to 7.49 and Implementation and Monitoring	<p>Community Planning Proposals</p> <p>7.43 The purpose of this policy is to set out the Council's approach to considering community-based development proposals, as exceptions to development strategy policies rather than those provided as necessary to support a proposed development which would be expected to be delivered through CIL payments or as part of a S106 agreement.</p> <p>LP-29</p> <p>Community Planning Proposals</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"> a. it responds to an identified community need; b. there is identifiable community support or benefit; c. its scale is appropriate to serve local needs; d. users of the proposed development can safely travel to and from it by sustainable modes; and e. it is viable in the long term, ensuring its retention as a community asset. <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"> i. scale of development proposed; and ii. effect on the character of the immediate locality and the settlement as a whole. <p>Reasoning</p> <p>7.44 Communities and Parish Councils are encouraged to work with the Council to identify, prioritise and promote sustainable development projects that meet local needs and could enhance the sustainability of their settlement. This policy is designed to complement the Development Strategy policies LP-7 'Spatial Planning Areas', LP-8 'Key Service Centres' and LP-7 LP-10 'Small Settlements'. Where a community-based proposal cannot be accommodated within the built-up area of a settlement, for whatever reason, it may be considered as any exception to the above policies guided by this policy.</p> <p>7.45 The range of community-based development proposals that may be provided or enhanced under this policy include, but are not limited to:</p> <ul style="list-style-type: none"> • playing fields, play equipment, play areas or outdoor sports facilities • community buildings such as community centres and meeting rooms • shops, post offices or public houses 	<p>The proposed removal of the policy means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<ul style="list-style-type: none"> • allotments • cemetery land • woodland or publicly accessible natural green space • nursery and educational facilities • public car parking <p>7.46 Evidence of community need and support will be expected for any proposal promoted through this policy. Such evidence could include community commissioned work such as a local survey which identifies the need for the particular proposal. It is recognised that any individual scheme is likely to receive both support and objections and a balanced judgement will be taken between these.</p> <p>7.47 It is recognised that funding community-based proposals can be challenging. To help deliver these, some enabling development may be included so that profits from this can provide cross-subsidy. This will usually be a limited amount of market housing or plots for custom and self-build homes. Given the varied nature and funding requirements of community based projects for which support may be sought through this policy it is inappropriate to specify a maximum proportion of the site which may be utilised for enabling development; for instance provision of a village hall will require far higher funding per square metre of development than provision of recreation or play facilities. Evidence should be provided to demonstrate that the level of enabling development is proportionate to the costs of the community based scheme it is supporting.</p> <p>7.48 Consideration will also be given to the wider sustainability of the proposed development. The impact of a proposed scheme on its immediate locality and the wider settlement will be considered in the light of other policies in this plan; in particular reference should be made to policy LP 13 'Design Implementation'.</p> <p>7.49 Community-based development proposals for affordable housing are addressed separately in policy LP 30 'Rural Exceptions Housing'.</p> <p>Implementation and Monitoring</p> <p>Responsible Agencies: Huntingdonshire District Council, town and parish councils, landowners, community groups, landowners, registered providers</p> <p>Delivery mechanism: Through the determination of planning applications, SPDs, master plans, neighbourhood plans</p> <p>Timescale: Throughout the plan period</p> <p>Monitoring indicators:-</p> <ul style="list-style-type: none"> • Number of community based developments completed by type • Number of premises listed as Assets of Community Value 	

Conserving and Enhancing the Environment (Chapter 8)

Proposed Main Modification 14

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM14	114	LP 32 Biodiversity and Geodiversity after paragraph 8.14	<p><u>8.14a Mitigation may involve providing or contributing towards the following measures:</u></p> <ul style="list-style-type: none"> <u>Access and visitor management measures within the designated site/s</u> <u>Improvement of existing green space and recreational routes</u> <u>Provision of suitable alternative natural green space and recreational routes</u> <u>Monitoring the impacts of new development on designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures</u> 	<p>This additional supporting text provides clarification on mitigation measures required.</p> <p>Screening conclusion: no change to the SA findings.</p>

Huntingdon SPA Allocations (Chapter 9)

Proposed Main Modification 15

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM15	141	SEL 1.1 Former Alconbury Airfield and Grange Farm after paragraph 9.8	<p><u>9.8a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</u></p>	<p>This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification 16


Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM16	145	SEL1.2 RAF Alconbury after paragraph 9.22	<p><u>9.22a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</u></p>	<p>This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

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Proposed Main Modification 17


Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM17	150	HU1 Ermine Street, Huntingdon after paragraph 9.35	<u>9.35a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery and by taking into account the proximity of other nearby allocations it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</u>	<p>This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification 18

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM18	158	HU5 West of Edison Bell Way and paragraphs 9.62 to 9.63	<p>West of Edison Bell Way, Huntingdon</p>  <p>HU5</p> <p>West of Edison Bell Way, Huntingdon</p> <p>0.5ha of land west of Edison Bell Way, Huntingdon is allocated for long stay public car parking of approximately 80 spaces. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. appropriate access from Edison Bell Way b. enhancement of heritage assets affected by development including the Huntingdon Conservation Area c. a contamination preliminary risk assessment and if necessary subsequent investigation, appropriate to proposed development 	<p>The removal of this site with land to the east (HU6) results in the loss of a potential public car park and the addition of housing.</p> <p>Screening conclusion: due to the amalgamation of this site with land to the east (HU6) the revised site justifies a single updated sustainability appraisal under modification MM19.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>d. parts of the site that are unsuitable for parking to be landscaped</p> <p>Development Guidance</p> <p>9.62 This site lies between the East Coast Mainline railway and Edison Bell Way. There is considered to be a need for additional public car parking in this part of Huntingdon as a result of planned reductions at the railway station due to the A14 upgrade scheme related local road network improvements and the planned development of the West of Railway, Brampton Road site. Parking space capacity is considered to be approximately 80 spaces, however actual provision will be subject to appropriate space for vehicle movement within the site and for safe access to and from Edison Bell Way.</p> <p>9.63 This is a visually prominent site, adjacent to Huntingdon Conservation Area. The site represents a rare opportunity to enhance the conservation area. The Council will consider favourably proposals that enhance the conservation area. Such proposals are expected to include landscaping of the sloped sections of the northern part of the site with trees and other soft landscaping. Provision should be investigated for stepped pedestrian access at the north of the site to the pedestrian/ cycle way running under the railway, which should be provided if possible.</p>	


Proposed Main Modification 19

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM19	159 - 160	HU6 George Street Huntingdon and paragraphs 9.64 to 9.72	<p>George Street Edison Bell Way, Huntingdon</p>  <p>HU 6</p> <p>George Street Edison Bell Way, Huntingdon</p> <p>3.0ha 3.5ha of land adjoining the southern end of Edison Bell Way, Huntingdon is allocated for residential development of approximately 300 345 homes. Successful development of the site will require:</p>	<p>Due to the amalgamation of two sites and change of proposed use of the westernmost parcel of land it is likely that the site could have different sustainability affects than previously.</p> <p>Screening conclusion:potential change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>a. completion of a public masterplanning exercise agreed with the Council</p> <p>b. preservation and where possible enhancement of heritage assets and their settings affected by development, including Huntingdon Conservation Area and the Grade II listed buildings located immediately east and south of the site</p> <p>c. an air quality assessment and low emissions strategy</p> <p>d. integration with the existing pedestrian and cycle network</p> <p>e. high quality architectural design having regard to the conservation area, heritage assets and neighbouring uses</p> <p>f. high quality landscaping and public realm creating attractive, well-functioning spaces</p> <p>g. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated.</p> <p><u>h. a contamination preliminary risk assessment and if necessary subsequent investigation and remediation appropriate to the proposed development.</u></p> <p>Development Guidance</p> <p>9.64 The This site is located north of George Street around the southern end of Edison Bell Way and comprises a significant redevelopment opportunity in a sustainable location in close proximity to Huntingdon town centre. It forms a highly visible 'gateway' site to the town centre, surrounded by and including small parts of the Huntingdon Conservation Area. Strong, high quality urban design reflecting this context will be required. This should be a residential-led scheme, possibly including a limited amount of main town centre uses complementary to those in the established primary shopping area and subject to compatibility with proposed and surrounding uses.</p> <p>9.65 <u>This is a visually prominent site, adjacent to Huntingdon Conservation Area.</u> The site represents a rare opportunity to enhance the conservation area. There are several heritage assets in the surrounding area including several Grade II listed buildings located immediate east and south of the site. It is essential that the significance of these heritage assets and their settings as well as any others that may be affected by development be preserved and where possible enhanced. <u>The Council will consider favourably proposals that enhance the conservation area. Such proposals are expected to include landscaping of the sloped sections of the northern part of the site with trees and other soft landscaping. Provision should be investigated for stepped pedestrian access at the north of the site to the pedestrian/ cycle way running under the railway, which should be provided if possible. The site represents a rare opportunity to significantly enhance the conservation area.</u></p> <p><i>Paragraphs 9.66 to 9.70 remain as submitted.</i></p> <p>9.71 Development proposals will need to provide information on how the impacts of the development will be accommodated and mitigated where appropriate. A transport assessment and travel plan will be required to demonstrate how sustainable travel modes will be promoted and prioritised and how vehicular access and parking arrangements will be provided. An air quality assessment will be necessary due to the site's proximity to the Huntingdon Air Quality Management Area, designated due to the nearby A14 to the south and the Huntingdon Ring Road, which St John's Street forms part of. An appropriate low emissions strategy should be prepared. A noise assessment will also be required due to the site's proximity to the East Coast mainline railway and other town centre uses. <u>An assessment of the nature and extent of land contamination will be required and an appropriate remediation scheme prepared and implemented.</u></p> <p><i>Paragraph 9.72 remains as submitted.</i></p>	


Proposed Main Modification 20

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM20	165 - 166	HU9 Main Street Huntingdon and paragraphs 9.86 to 9.90	<p>Main Street, Huntingdon</p>  <p>HU-9</p> <p>Main Street, Huntingdon</p> <p>1.2ha of land at Main Street, Huntingdon is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. an appropriately detailed flood risk assessment, considering all forms of flooding and climate change, demonstrating that a sequential approach has been taken to the location of development and that it will be safe for its lifetime b. provision of a single vehicular access to the site c. built development reflecting Hartford Conservation Area, listed All Saints Parish Church and Manor House, also including a full archaeological evaluation of the site. d. pedestrian, cycle and bus links to Huntingdon centre to increase sustainability e. provision of substantial landscaping along the southern boundary to minimise impact on longer distance views into the site <p>Development Guidance</p> <p>9.86 The site lies in flood zone 2 and is known to be at risk of surface water flooding so a site specific flood risk assessment will be essential. The site is defended against flooding by the raised roads near the northwestern and northeastern boundaries and by Environment Agency defences to the south. There is also a risk from surface water flooding, which is greatest in northern and eastern areas. The floor levels of dwellings should be raised above the maximum 1 in 100 year flood level taking account of climate change. A detailed explanation of flood risk management and mitigation measures will be required which should include provision of flood resilient structures. A flood response emergency plan should also be produced.</p> <p>9.87 The site has trees and hedgerows along much of its boundaries, particularly the northwestern and northeastern sides which should be retained and enhanced to retain the character of development on the southern side of Main Street and reduce noise to the site from the A1123.</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>9.88 Details of a single suitably designed safe access onto the existing highway network should be provided and agreed. Ideally this should be to Old Houghton Road if possible. However, if access to Main Street is considered it is important to note that there is a right turn feature for Owl Way adjacent to the site which may limit the location of the access and/or lead to considerable alteration to the existing road layout. Pedestrian and cycle connections to the surrounding network will also be necessary. The site is also subject to some noise and air pollution from the A1123. Appropriate assessments and mitigation will be required to ensure adequate living conditions.</p> <p>9.89 The location of the site on the boundary of the built-up area, adjacent to the Hartford Conservation Area and close to a number of heritage assets will mean that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. The spacious character of the immediate surroundings should influence the layout of any scheme.</p> <p>9.90 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.</p>	

Proposed Main Modification 21

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM21	167	HU10 Hinchingsbrooke Country Park Extension and paragraphs 9.91 to 9.94	<p>Hinchingsbrooke Country Park Extension, Huntingdon</p>  <p>HU 10 Hinchingsbrooke Country Park Extension, Huntingdon</p> <p>44 <u>27.5</u> ha of land adjacent to Hinchingsbrooke Country Park is allocated for green infrastructure. Successful delivery of the site will require:</p>	<p>Due to the boundary reduction and amendments to relevant text to support this change the site may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>a. provision of additional pedestrian paths, <u>including a north to south route via the eastern edge of the island</u></p> <p>b. provision of interpretation boards, way-marking signs and bird watching hides</p> <p>c. management to improve the site's value for biodiversity</p> <p>d. an appropriately detailed flood risk assessment considering relevant forms of flood risk and the intended use followed by a management strategy including appropriate practices to ensure that the public is not exposed to unacceptable risk</p> <p>e. a new car park off Huntingdon Road</p> <p>Development Guidance</p> <p>9.91 This extension to Hinchingsbrooke Country Park is an important part of the overall strategy to provide strategic green infrastructure along side development. This extension would increase the size of the Country Park considerably and provide a strategic scale area of publicly accessible natural green space capable of serving a significant population in and around the Huntingdon Spatial Planning Area. This extension will specifically help guard against adverse impacts on designated sites in the area that might come about as a result of planned development in the area.</p> <p>9.92 The existing route around the eastern lake provides a loop that would ideally be replicated by paths around the western part <u>crossing from north to south via the eastern edge of the island using boardwalks, providing both access and additional recreational value.</u> This could be achieved in stages with initial paths leading to bird hides giving opportunities for people to observe wildlife in an unobtrusive manner. Country Park management of the island within the western lake would help improve its value for biodiversity.</p> <p>9.93 The allocated land is currently farmed and is largely within the floodplain. This and is also an area that is at risk from surface water flooding. An appropriately detailed flood risk assessment should be completed. The assessment should include consideration of ways to alleviate surface water flooding in the area including of the B1514, adjacent to the southern boundary. A flood management strategy will be needed to implement necessary practices including closure of the affected parts of the park during flood events to ensure that the public are not put at unnecessary risk.</p> <p>9.94 A suitably designed safe access or accesses onto existing highway will be required. There is a significant demand for car parking during events at the Country Park and a new car park accessed from Huntingdon Road would cater for increased visitor numbers and avoid the need for all visitors arriving by car to use Hinchingsbrooke Park Road. Adequate parking and preventative highway measures should be provided so that the surrounding highway network is not adversely affected. The Council will look to lease or purchase this land when funds are available.</p>	

Proposed Main Modification 22

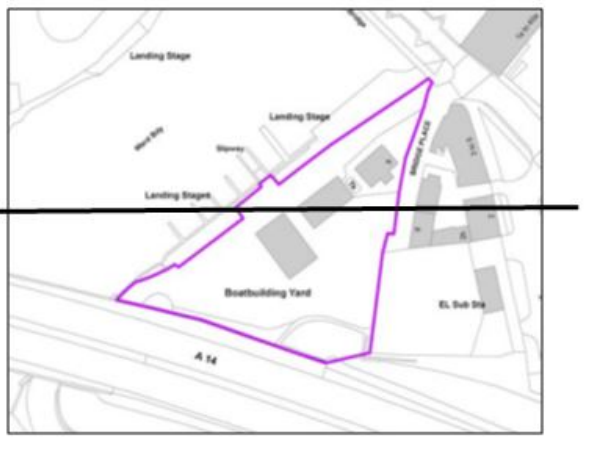
Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM22	168 - 169	HU11 Huntingdon Racecourse and paragraph 9.99	<p>HU11</p> <p>Huntingdon Racecourse</p> <p>72ha of land at Huntingdon Racecourse is allocated for mixed use development to comprise:</p>	This additional supporting text provides clarification on the appropriate level of assessment required in relation to the amount of development proposed when submitting planning applications.

6 Appendix 1: Proposed Main Modifications

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Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>1. continued use of the site for the racecourse, equine support facilities and Huntingdon RFC</p> <p>2. complementary conference and events facilities, outdoor recreational and leisure facilities</p> <p>Successful delivery of this development will require:</p> <p>a. a suitably detailed flood risk assessment, considering all forms of flood risk and climate change and a drainage strategy to be produced in agreement with the Council in liaison with relevant bodies</p> <p>b. a development strategy that seeks to sequentially locate development and relocate existing uses to lower flood risk parts of the site wherever possible in order to reduce overall exposure to flood risk.</p> <p>c. a travel plan to cater for and promote sustainable travel patterns <u>a proportionate transport assessment and Travel Plan will be required in relation to the proposed development and taking into account the cumulative impact of any preceding or future development.</u></p> <p>d. an ecological assessment to ensure protection of the Brampton racecourse SSSI</p> <p>e. a programme of work designed to investigate, and where appropriate to protect, archaeological assets</p> <p><i>Paragraphs 9.95 to 9.98 remain as submitted</i></p> <p>9.99 A <u>proportionate</u> transport assessment and Travel Plan will be required <u>where appropriate to the proposed development which takes into account the cumulative impact of any preceding or proposed future development</u>. There is a significant demand for car parking during racing events and concerns exist over increased transport leading to deteriorating air quality and additional noise. Appropriate travel planning would need to be put in place for visitors and people working on the site, including retention of the public transport connection to Huntingdon railway station to promote non-car based access for race day visitors.</p>	<p>Screening conclusion: no change to the SA findings.</p>

Proposed Main Modification 23


Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM23	178 - 179	HU16 Tyrell's Marina and paragraphs 9.124 to 9.130	<p>Tyrell's Marina, Godmanchester</p>  <p>HU 16</p> <p>Tyrell's Marina, Godmanchester</p> <p>0.3ha of land at Tyrell's Marina, Bridge Place is allocated for mixed use redevelopment to comprise:</p> <ol style="list-style-type: none"> 1. a mix of uses to be determined through appropriate resolution of development constraints including housing (class C3) and/ or food and drink, office or leisure uses (A2 to A5, B1a and D1) 2. re-provision of landing stages/ moorings <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of a suitably detailed flood risk assessment, considering all forms of flood risk and climate change, demonstrating a sequential approach to determining the amount, location and form of development, that the proposals will be safe, that flood risk would not increase on site or elsewhere and including full details of mitigation measures including nearby off-site compensation as may be required in agreement with the Environment Agency, as well as a flood evacuation plan b. an air quality assessment and low emissions strategy c. provision of main vehicular access from the south west of the site to The Avenue and an emergency vehicular access to Bridge Place with mechanisms in place to ensure that this is only used in times d. of flood when the main access could be unsafe: e. provision of pedestrian access from the north east of the site to Bridge Place f. a form of development creating a high quality built environment reflecting the visual prominence of the site, its location within the Huntingdon Conservation Area, and impact on the settings of the grade I listed and scheduled Huntingdon Town Bridge, and grade II listed buildings at Riverside Mill and Bridge Place 	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>g. a programme of work to investigate, record and where appropriate protect, archaeological assets</p> <p>h. development proposals should maximise the opportunities offered by the attractive riverside frontage for the provision of moorings and the enhancement of public access to the river frontage</p> <p>i. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated</p> <p>j. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised</p> <p>Development Guidance</p> <p>9.124 The site comprises previously developed land and is largely covered in hardstanding with most former buildings now cleared. This is a key regeneration site that has a unique river front location where redevelopment offers the opportunity for environmental improvement to create a high quality development subject to appropriately addressing the significant flood risk and other development constraints.</p> <p>9.125 The site is at significant risk of flooding with a large area of the site including the northwestern river frontage falling within the functional floodplain with most remaining parts of the site falling within flood zones 2 and 3a. A detailed flood risk assessment will be required to demonstrate that a sequential approach to determining the amount, location and form of development has been taken, that any proposed development is capable of being safely occupied for its expected lifetime, that it will not increase the risk of flooding on the site or elsewhere and, if possible, will reduce overall flood risk. Given that over three quarters of the site is within flood zone 3b flood compensation will be required on a level for level volume for volume basis for any proposed loss of floodplain. Therefore detailed discussion with the Environment Agency must take place leading to agreement that the development will be safe. There is likely to be a requirement for land in the vicinity and outside the proposed site for flood compensation. Prospects for effective mitigation would need to be established before taking the site forward. The site is covered by the Environment Agency's Flood Warning Service. More vulnerable types of development, specifically residential uses, will not be permitted within the functional floodplain in accordance with the NPPF. Proposals for water compatible development such as moorings will be encouraged; any proposed uses should ensure an active river frontage. Flood resilient structures will be required along with flood response emergency plans.</p> <p>9.126 Safe access and egress is potentially an issue as the main vehicular access route from the site under the A14 flyover to The Avenue is affected by flood risk. An emergency access, to be used in times of flood, to Bridge Place will therefore be required. Pedestrian access should be provided from the north eastern corner of the site to facilitate walking to Huntingdon.</p> <p>9.127 The A14 embankment dominates the southern edge of the site which has a strong visual impact; the site is also subject to noise and air pollution from the A14. Although the A14 upgrade scheme is currently under construction, which is expected to reduce the impact of this road, appropriately detailed assessments will be required along with mitigation to ensure adequate amenity for users and/or residents of properties, including air quality. Given its previous use as a boat yard ground contamination may be an issue which should be assessed and any relevant remediation undertaken appropriate to the proposed use.</p> <p>9.128 The character of the surrounding area between the A14 flyover, the grade I listed bridge, and Riverside Mill and 3-5 Bridge Place both grade II listed, will be a significant challenge. It is also situated within the Huntingdon Conservation Area. The design will need to consider the impact on the setting and character of these heritage assets, respond to the variety of heights and massing involved and prevent an increase in enclosure in the vicinity of the bridge.</p> <p>9.129 An innovative design solution may be beneficial in overcoming the significant flooding and other constraints; this should inform the exact amount and mix of uses. Whether this mix includes an amount of residential development is to be determined through application of the sequential approach so is not stated in the policy. Given the significance of the flood risk any capacity for residential uses is likely to be very limited. This approach to design could include a vertical mix of uses with less vulnerable uses, such as service uses (class A2) or</p>	

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>food and drink uses (classes A3, A4 and/ or A5) on the ground floor and residential accommodation above. Other commercial uses within classes B1a or D1 would be supported. Given the sites separation from Huntingdon Town Centre by the river Great Ouse the site is not considered suitable for shop uses (class A1).</p> <p>9.130 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon Waste water Treatment Works (WwTW), which will serve this development, is understood to have available flow headroom in its existing discharge consent and can accept proposed growth in its catchment equivalent to approximately 5,100 homes, as at 2014. After this unless additional headroom becomes available an increased discharge consent and process upgrades at the WwTW will be necessary. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.</p>	

Proposed Main Modification 24

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM24	180	HU17 RGE Engineering	<p>RGE Engineering, Godmanchester</p>  <p>HU 17</p> <p>RGE Engineering, Godmanchester</p> <p>2.6ha 3 ha of land at RGE Engineering and, the Council owned Bridge Place public car park at The Avenue and land extending under the A14 flyover to Cook's Stream, Godmanchester is allocated for a mix of uses to comprise:</p> <ol style="list-style-type: none"> 1. approximately 90 homes 2. re-provision of part of the site as public car park <p>Successful development of the site will require:</p>	<p>Due to the boundary extension and amendments to relevant text to support this change the site may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>a. flood risk assessment considering all forms of flood risk and climate change with development sequentially located within the site and appropriate mitigation measures incorporated as necessary</p> <p>b. an air quality assessment and low emissions strategy</p> <p>c. a contamination assessment and mitigation measures as appropriate</p> <p>d. provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, ensuring that heritage assets and their settings are preserved and where possible enhanced</p> <p>e. provision of a cycle/ foot bridge across Cook's Stream to the dismantled railway line to link in with the wider pedestrian/ cycle network should be investigated and provided if possible</p> <p>f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated</p> <p>g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised</p> <p><i>Paragraphs 9.131 to 9.135 remain as submitted.</i></p>	

St Neots SPA Allocations (Chapter 10)

Proposed Main Modification 25

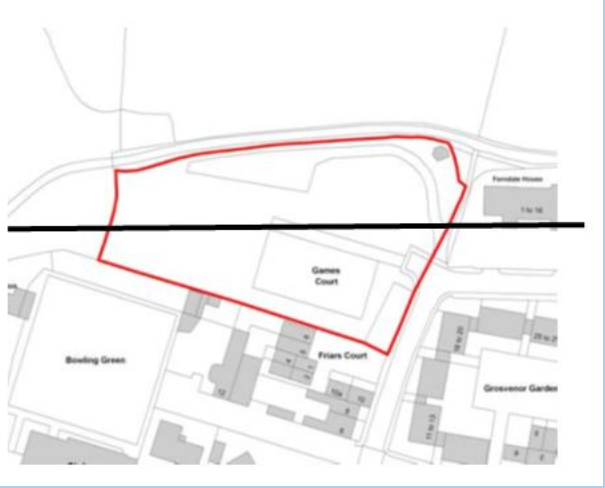
Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM25	189	SEL2 St Neots East after paragraph 10.4	<p><u>10.4a It is not anticipated that all of the proposed dwellings associated with this allocation will be built by the end of the plan period. When assessed against realistic rates of annual delivery, including taking into account the proximity of other nearby allocations, it is estimated that final completion of the site will be beyond 2036. This will be reviewed through the Council's annual housing trajectory.</u></p>	<p>This additional supporting text provides clarification on the delivery trajectory for dwellings within this site which may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification 26

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM26	192	SN1 St Mary's Urban Village, St Neots	<p>SN 1</p> <p>St Mary's Urban Village, St Neots</p> <p>0.9ha of land at St Mary's Urban Village is allocated for a mix of uses to comprise:</p> <ol style="list-style-type: none"> 1. approximately 40 <u>45</u> homes 2. retention of Brook House as offices 3. 2. 60m2 of retail floorspace (class 'A1' or 'A2') <p>Successful development of the site will require:</p> <ol style="list-style-type: none"> a. provision of vehicular access points from Brook Street and pedestrian access points from High Street and Church Walk b. provision of high quality development that enhances the character of the conservation area and safeguards and enhances the character and setting of Brook House, a grade II* listed building, 7-11 Brook Street which is a grade II listed building and the nearby St Mary's Church, a grade I listed building c. a layout which maximises the opportunities to create a sense of place afforded by views to surrounding listed buildings d. provision of an air quality assessment and low emissions strategy e. provision of a Flood Risk Assessment to be produced in agreement with relevant bodies f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p><i>Paragraphs 10.19 to 10.26 remain as submitted.</i></p>	<p>Due to a modification to address changes made through the approval of planning permission 17/01994/FUL to convert Brook House to 5 residential units the site may have different sustainability implications than previously.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification 27

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM27	200 - 201	SN5 Former Youth Centre, Priory Road and paragraphs 10.45 to 10.51	<p>Former Youth Centre, Priory Road, St Neots</p>  <p>SN-5</p> <p>Former Youth Centre, Priory Road, St Neots</p> <p>0.5ha of land at the Former Youth Centre, Priory Road, St Neots is allocated for residential development to be determined through appropriate resolution of development constraints.</p> <p>Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a suitably detailed flood risk assessment, considering all forms of flood risk and climate change, demonstrating a sequential approach to determining the amount, location and form of development, that the proposals will be safe, that flood risk would not increase on site or elsewhere and including full details of mitigation measures as may be required in agreement with the Environment Agency b. the western part of the site which falls within the functional flood plain remaining undeveloped c. retention of the Pill Box d. retention of the majority of trees and hedges on the north and west boundaries of the site to protect views to and from Lammas Meadows and the River Great Ouse e. design which recognises the Conservation Area location f. agreement with the Council in liaison with the Environment Agency and Anglian Water Services that they are satisfied that waste water flows from the proposal can be accommodated g. agreement with the Council in liaison with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p>Development Guidance</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>10.45 The acceptability in principle of development on this site was established by the grant of outline planning permission for 14 houses in April 2012. A full planning application was submitted in April 2015 for 14 dwellings (15/00634/FUL). The outline permission provided details in respect of access. Vehicle access will be from the legal road running along part of the eastern boundary, Priory Road, and road improvements are to be made as necessary. New fencing and pathway works for the footpath on the eastern side of the site will also be required.</p> <p>10.46 More than half the site is in flood zone 3a, with part of it being within the functional floodplain (flood zone 3b); space for surface attenuation SuDS may be limited within these higher flood risk zones. To address this issue, a flood risk assessment and drainage strategy will be required, to be produced in agreement with relevant bodies. This should indicate what proportion of the site is acceptable for residential development. The western part of the site which falls within the functional flood plain should remain undeveloped. It should also demonstrate how residents' safety will be maintained in the event of flooding and that the development will not exacerbate flood risk elsewhere.</p> <p>10.47 Redevelopment could give rise to improvements to the character of the site and the character and appearance of the conservation area given its current untidy condition. The existing Type FW3/22 World War II pillbox should be retained as part of any redevelopment proposal as it forms part of the historic nationwide WWII "Ironsides GHQ Stop-Line".</p> <p>10.48 The site comprises previously developed land, which is mainly hardstanding thus reducing the impact of redevelopment on potential run-off rates for surface water. However, the north western part of the site is vulnerable to flooding which impacts on the proportion that can be redeveloped and potential design solutions. A detailed flood risk assessment is necessary to support any proposal for development as has been accepted for the approval 1100379OUT.</p> <p>10.49 The site is relatively well-screened by trees and hedges to its sensitive northern and western boundaries, and development proposals must minimise the impact on the vista across Lammas Meadows and towards the River Great Ouse. The site's location next to open space means that development 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, ensuring the amenity of surrounding uses.</p> <p>10.50 Due to the presence of suitable habitats, 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>10.51 The policy requires agreement with the Environment Agency and Anglian Water Services to ensure that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. St Neots Waste Water Treatment Works (WwTW) will serve this site and currently has no available headroom. Unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.</p>	

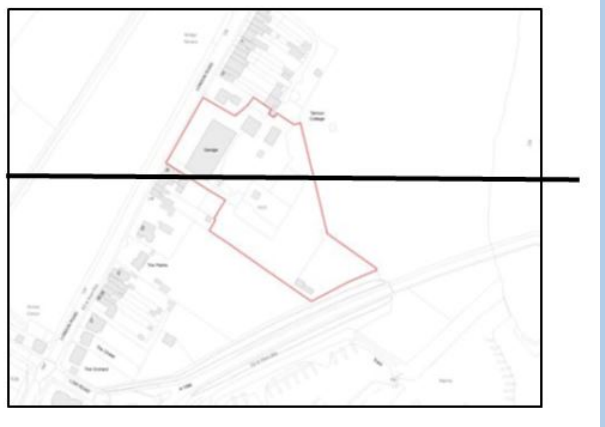
6 Appendix 1: Proposed Main Modifications

St Ives SPA Allocations (Chapter 11)

Proposed Main Modification 28

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM28	205	S11 St Ives West paragraph 11.11	11.11 Provision is made for a limited amount of retailing. This is envisaged as a small local shop to meet local day to day convenience shopping needs and should be appropriately located to encourage access by walking and cycling.	Due to the removal of reference to retail provision the site may have different sustainability implications than previously. Screening conclusion: potential change to the SA findings which justifies further appraisal.

Proposed Main Modification 29

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM29	209 - 210	S14 Former Car Showroom and paragraphs 11.20 to 11.28	<p>Former Car Showroom, London Road, St Ives</p>  <p>SI-4 Former Car Showroom, London Road, St Ives</p> <p>1.4ha at the former car showroom, London Road is allocated for approximately 50 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. detailed flood risk assessment and flood mitigation works as appropriate to ensure the safety of the proposed development b. retention or relocation within the site of the gas governor compound 	The proposed removal of this site means that the likely effects will no longer be experienced. Screening conclusion: change to the SA findings which justifies further appraisal.

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>e. provision of safe access for the adjacent restaurant's car park and the gas governor compound</p> <p>d. provision of amenity/ open space within the south eastern part of the site</p> <p>e. appropriate account taken of the site's location within the conservation area</p> <p>Development Guidance</p> <p>11.20 This is a challenging site to redevelop as the whole site sits within the rapid inundation zone and the majority also falls within flood zones 2 and 3a, although it is protected by modern flood defences. However, its derelict condition is a significant detractor from the quality of the conservation area within which it is situated. The former vehicle dealership on the site closed in 2009.</p> <p>11.21 A flood risk assessment would be required, which should include breach analysis of the flood defences and consideration of surface water drainage. Flood mitigation measures appropriate to standards set by the Environment Agency should be incorporated as necessary such as limiting site coverage or raising levels above the known flood levels. Mitigation works should ensure there is no net loss of floodplain storage. The depth and appropriate scale and massing of development would be key design considerations in any development proposals in order to respond to flood risk and preserve and enhance the character and appearance of the conservation area within which the site is located.</p> <p>11.22 Despite the flood risk present here, the potential to regenerate this currently derelict, previously developed site presents opportunities to enhance the street scene, and in particular the character and appearance of the conservation area. It is therefore considered that the sustainable location of the site outweighs the risks posed by potential flooding.</p> <p>11.23 Any redevelopment proposal should comprise high quality design in keeping with the scale of surrounding buildings. The site's proximity and accessibility to the town centre via a straightforward, reasonably level walking route makes it a highly suitable location for housing appropriate for those with reduced mobility. A development scheme incorporating on site management and support services for residents enhancing the scheme's attractiveness to older residents or those with reduced mobility would be supported.</p> <p>11.24 Given the site's previous use there is potential for contamination on and in the ground; an environmental investigation will be required and any necessary mitigation completed.</p> <p>11.25 Due to the site's location within the St Ives Conservation Area and adjacent to listed buildings a heritage statement would be required.</p> <p>11.26 Details of a suitably designed safe access onto the existing highway network should be agreed and provided. Safe access must be provided to the rear car park serving the adjacent restaurant which is currently accessed through this site. Safe access must also be provided for the gas valve compound and sub-station which may be relocated within the site provided the alternative location can be demonstrated to meet appropriate safety standards.</p> <p>11.27 Any development proposals should incorporate a significant area of open space and substantial landscaping in the eastern part of the site. The mature trees and hedging along the eastern and southern boundaries should be retained. A landscape management plan will therefore be required as part of any potential development proposals. To ensure safety, National Grid's requirements should be adhered to regarding the gas pipelines situated within the site and appropriate easement strips incorporated into the landscaping scheme.</p> <p>11.28 Approximately half of this site falls within the Sand and Gravel Minerals Safeguarding Area. However given the proximity to other uses, including residential, it is unlikely to be a commercial resource. In the event that mineral is extracted as part of any future development it must be put to a sustainable use either on or off site. Any development proposal must address this issue with reference to the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Policy CS26.</p>	

6 Appendix 1: Proposed Main Modifications

Ramsey SPA Allocations (Chapter 12)

Proposed Main Modification 30

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM30	216	RA3 West Station Yard and Northern Mill criterion d	<p>West Station Yard and Northern Mill, Ramsey</p> <p>RA 3</p> <p>West Station Yard and Northern Mill</p> <p>1ha of land at Ramsey Gateway is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of access through the adjoining Ramsey Gateway site to the roundabout on St Mary's Road b. the design and layout of any development proposal reflecting the site's location within the conservation area c. retention of trees along site boundaries to protect views to and from Northern Mill and Ramsey Conservation Area d. retention of the existing Northern Mill building to act as a local landmark <u>subject to viability</u> e. separation from the high and medium pressure gas pipelines in accordance with National Grid requirements f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised h. agreement with the Middle Level Commissioners that they will not object on the basis of flood risk in the Middle Level system <p><i>Paragraphs 12.18 to 12.24 remain as submitted.</i></p>	<p>Due to the insertion of a new criterion relating to the impact upon the Northern Mill building the site may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>


Key Service Centres Allocations (Chapter 13)

Proposed Main Modification 31

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM31	254	SM2 Newlands, St Ives Road	<p>SM 2</p> <p>Newlands, St Ives Road, Somersham</p> <p>2.5ha of land at Newlands, St Ives Road, Somersham is allocated for development for mixed uses to comprise:</p> <ul style="list-style-type: none"> 1. 0.8ha for supported housing (a care home comprising approximately 60 beds) 2. approximately 45 homes 	<p>Due to the insertion of a new criterion relating to the impact upon a nearby listed building the site may have different sustainability implications than previously.</p> <p>Screening conclusion: potential change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of an appropriate single access road to serve the supported housing and the majority of the residential development b. laying of a footway along the frontage linking with the existing footway network to the village c. design which provides for lesser density and/or landscaping towards the north of the site reflecting the transition to open countryside and protecting the setting of the conservation area <u>d. high quality development acknowledging the nearby listed Somersham House and its setting</u> Ⓣ. <u>e.</u> provision of appropriate acoustic treatment to mitigate against adjoining industrial uses e: <u>f.</u> retention of the frontage hedge except where removal is required for access f: <u>g.</u> improved drainage to cater for development on the site g: <u>h.</u> agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated h: <u>i.</u> agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p><i>Paragraphs 13.66 to 13.73 remain as submitted.</i></p>	

Proposed Main Modification 32

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM32	259 - 260	SM5 East of Robert Avenue and paragraphs 13.83 to 13.89	<p>East of Robert Avenue, Somersham</p>  <p>SM-5</p> <p>East of Robert Avenue, Somersham</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>1.8ha of land East of Robert Avenue, Somersham is allocated for residential development of approximately 50 homes. Successful development will require:</p> <ul style="list-style-type: none"> a. the provision of a suitable means of vehicular and pedestrian access b. retention of existing planting along the southern and eastern site boundaries and new planting on other boundaries c. an ecological assessment and enhancement scheme for the site that also addresses its impact on the county wildlife site d. an assessment of contamination to determine the need for remediation e. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated f. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised. <p>Development Guidance</p> <p>13.83 The only point of access to the land appears to be from Robert Avenue and it will need to be demonstrated that safe access to the land can be achieved and any necessary off-site improvement works secured. A transport assessment will be required for this and to ensure satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment</p> <p>13.84 It is expected that development will be of a relatively low density and concentrated on the southern part of the site which is visually contained within the landscape by the existing houses to the west, and the densely planted southern and eastern site boundaries.</p> <p>13.85 A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting on the are retained and protected.</p> <p>13.86 New planting should provided on the boundary with the playing fields and between the allocated housing and the northern site boundary to provide screening of the development.</p> <p>13.87 The site is adjacent to a County Wildlife Site which extends along the entire eastern boundary of the site and follows the route of the old railway line. To the south of the land is a lake. These features suggest a likelihood that protected species will be present on and around the allocation land. The impact of development on protected species and the adjacent County Wildlife Site will need to be assessed and any negative impacts avoided, or where that is not feasible, appropriate mitigation and compensation measures will be proposed.</p> <p>13.88 The agricultural use of the land and its proximity to the route of the old railway indicates there could be contamination of the land, which will require investigation and remediation where necessary.</p> <p>13.89 The policy requires agreement with the Environment Agency and Anglian Water Services that the waste water flows from proposed development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. The Somersham Waste water Treatment Works (WwTW) will serve this allocation. The WwTW currently has no available headroom and so unless additional headroom becomes available a change in discharge consent and process upgrades at the WwTW will be required for the projected growth. This would be achievable within the limits of conventional treatment and hence would not impact on attainment of future WFD water quality objectives. Interim treatment solutions will be necessary until a permanent treatment solution is put in place. Should temporary measures prove not to be viable or would be insufficient it may be necessary to place limits on the amount of development that can take place.</p>	

Proposed Main Modification 33

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM33	266	WB2 Manor Farm Buildings and paragraph 13.99	<p>WB 2</p> <p>Manor Farm Buildings, Warboys</p> <p>0.6ha of land at Manor Farm buildings, Warboys is allocated for residential development of approximately 10 homes subject to successful relocation of the existing farmyard. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a safe vehicular access onto Church Road b. provision of high quality development which enhances the character of the conservation area and reflects the sensitive setting of the site created by the surrounding high quality listed buildings c. retention of trees and shrubs on the northern boundary of the site to protect views to and from Adam Lyons recreation field d. retention of trees in the centre of the site to protect the character of the conservation area e. provision to preserve high value heritage assets are situated immediately to the south, including the Grade II* listed Manor House and Grade I listed St Mary Magdalene's Church f. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated g. agreement with the Environment Agency that meeting the requirements of the Water Framework Directive would not be compromised <p>Development Guidance</p> <p>13.99 Subject to successful relocation of the existing farmyard the redevelopment of t. This site offers an opportunity for a significant environmental enhancement. However, it is an extremely sensitive location in relation to heritage assets and an exceptionally high quality design would be required. A cluster of high value heritage assets are situated immediately to the south, including the Grade II* Manor House and associated listed barn and curtilage <u>curtilage</u> listed structures and the Grade I St Mary Magdalene's Church. The site is also surrounded by the conservation area on all but the western boundary. A heritage statement would be required to assess the impact on these assets and an exceptionally high quality of design and build would be required to reflect the sensitivity of the location.</p> <p><i>Paragraphs 3.100 to 3.102 remain as submitted.</i></p>	<p>The removal of text provides clarity regarding how to address the redevelopment of the site. Minor spelling error also corrected.</p> <p>Screening conclusion: no change to the SA findings.</p>


Local Service Centres Allocations (Chapter 14)

Proposed Main Modification 34

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM34	278	Chapter 14 Local Service Centres	14 Local Service Centres	<p>Removal of title from Local Plan.</p> <p>Screening conclusion: no change to the SA findings.</p>


6 Appendix 1: Proposed Main Modifications

Proposed Main Modification 35

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM35	278-279	AL1 North of School Lane, Alconbury and paragraphs 14.1 to 14.5	<p>Alconbury North of School Lane, Alconbury</p>  <p>AL1 North of School Lane, Alconbury</p> <p>6.3ha of land at North of School Lane, Alconbury is allocated for residential development of approximately 95 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the adjoining residential area b. a noise assessment and mitigation from the A1 c. retention and protection of trees and hedgerow along the boundaries d. substantial landscaping along the northern and western boundaries e. a design that incorporates any important views towards the Church of Saints Peter and Paul f. provision of a surface water drainage strategy that responds to the sloping topography of the land g. an ecological assessment and enhancement scheme <p>Development Guidance</p> <p>14.1 The site is located on the northern edge of the village on land that wraps around the Memorial Hall. The land slopes down towards the built up area of the village and it is expected that development will be of a relatively low density, and concentrated on the lowest parts of the site (avoiding higher ground), with substantial planting to the northern and western boundaries to minimise visual impact, and provide appropriate screening and noise mitigation</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>14.2 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, there is no footpath on the site frontage and the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.</p> <p>14.3 The potential impact of noise from the A1 on the living conditions of future occupiers will require assessment to determine the need and design of mitigation measures to be incorporated into the development.</p> <p>14.4 The Church is located a short distance from the site and it is a local landmark. It is expected that the design of development will seek to incorporate views of the Church.</p> <p>14.5 The slope of the site is likely to influence the location of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value in the design of development should be explored.</p>	


Proposed Main Modification 36

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM36	280	BL1 West of Longacres, Bluntisham and paragraphs 14.6 to 14.10	<p>Bluntisham</p> <p>West of Longacres, Bluntisham</p>  <p>BL4</p> <p>West of Longacres, Bluntisham</p> <p>7.8ha of land at West of Longacres, Bluntisham is allocated for residential development of approximately 150 homes. Successful development of the site will require:</p> <p>a. the provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>b. retention and protection of existing trees and hedgerow, and a comprehensive scheme of landscaping</p> <p>c. provision of a surface water drainage strategy that responds to the sloping topography of the land</p> <p>Development Guidance</p> <p>14.6 The site is located on the northern edge of the village and adjoining the built up area of the village. The planting along the field boundaries provides a good level of screening of the land and allows only glimpse views from the highway. The development should retain the existing boundary planting wherever possible and should seek to design a development that is visually contained within the site.</p> <p>14.7 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. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.</p> <p>14.8 Assessment will be required of the potential impacts on the Ouse Washes SAC/SPA/Ramsar site and the Berry Fen SSSI arising from increased recreational pressure generated by residents of this site. Appropriate mitigation or alternative recreational provision will be required.</p> <p>14.9 The slope of the site is likely to influence the design of the surface water drainage system. The opportunity to incorporate attractive surface water storage features of high amenity and biodiversity value into the design of development should be explored.</p> <p>14.10 Planning application reference number 17/00906/OUT for 135 dwellings relates to this site.</p>	

Proposed Main Modification 37


Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM37	281	BL2 North of 10 Station Road, Bluntisham and paragraphs 14.11 to 14.14	<p>North of 10 Station Road, Bluntisham</p>  <p>BL-2</p> <p>North of 10 Station Road, Bluntisham</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			<p>1.1ha of land at North of 10 Station Road, Bluntisham is allocated for residential development of approximately 30 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. the provision of a suitable means of access and satisfactory resolution of additional traffic impacts on local roads having regard to a Transport Assessment b. an arboricultural survey that seeks to retain and protect boundary trees and hedgerows c. provision of a belt of soft planting between the homes and the northern boundary of the site d. an ecological survey to determine the presence of protected species and measures for their protection and biodiversity enhancement <p>Development Guidance</p> <p>14.11 The site is an irregular shaped parcel of land situated between two homes and it is expected that development will be concentrated on the part of the site closest to the highway. The northernmost part of the site should be given over to landscaping and provide a high quality transition into the extensive orchard area to the north which is subject to a tree preservation order. An arboricultural assessment will be required and the trees and hedges retained and integrated into the development where possible.</p> <p>14.12 The site is partly in use as a customer car park to the Service Station on the opposite side of the road and it will need to be demonstrated that loss of this parking facility will not unacceptably harm highway safety.</p> <p>14.13 The access serving the car park was reportedly designed to serve the potential future residential development of the land. It will need to be established whether this access is suitable to serve the residential development of the land, and provide safe pedestrian, cycle and vehicle access.</p> <p>14.14 Planning application reference 17/01015/OUT for a mixed use development</p>	


Proposed Main Modification 38

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM38	282	GS1 South of 29 The Green, Great Staughton and paragraphs 14.15 to 14.17	<p>Great Staughton</p> <p>South of 29 The Green, Great Staughton</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>

6 Appendix 1: Proposed Main Modifications

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
			 <p>GS-1</p> <p>South of 29 The Green, Great Staughton</p> <p>0.7ha of land at South of 29 The Green, Great Staughton is allocated for residential development of approximately 20 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a suitable means of access b. retention and protection of trees and hedgerow along the boundaries c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement <p>Development Guidance</p> <p>14.15 The site is situated on the edge of the village where the pattern of buildings is loose knit. Any development scheme should be designed to preserve the rural character of the area by proposing low density housing set within the existing planted boundaries.</p> <p>14.16 There is a substantial wooded area to the east of the site and extensive mature trees and hedgerows on all boundaries. A comprehensive arboricultural survey will be necessary, along with a landscape management plan, to ensure existing trees and planting are retained where possible. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.</p> <p>14.17 A proportionate transport assessment will be required to demonstrate that safe, appropriate vehicular and pedestrian access can be provided to link into the local highway network.</p>	

Proposed Main Modification 39

Proposed Main Modification reference number	Local Plan page	Policy/paragraph	Proposed Main Modification	Sustainability Appraisal implications
MM39	283	GS2 Between 20 Cage Lane and Averyhill, Great Staughton and paragraphs 14.18 to 14.21	<p>Between 20 Cage Lane and Averyhill, Great Staughton</p>  <p>GS-2</p> <p>Between 20 Cage Lane and Averyhill, Great Staughton</p> <p>0.4ha of land at between 20 Cage Lane and 'Averyhill', Great Staughton is allocated for approximately 14 homes. Successful development of the site will require:</p> <ul style="list-style-type: none"> a. provision of a suitable means of access for pedestrians, cyclists and vehicles, which facilitates integration with the village b. retention and protection of trees and hedgerow along the boundaries c. an ecological survey to determine the presence of protected species, measures for their protection and ecological enhancement <p>Development Guidance</p> <p>14.18 The site is located on the edge of the village and the dense boundary planting, open fields and narrow road, give the locality a rural character. The design of any proposed development scheme should seek to preserve the rural character of the area by proposing low density housing with buildings contained within the existing retained boundary planting.</p> <p>14.19 Cage Lane narrows in width along the frontage of the application site. Development of the site will require the provision of a suitable means of access to the land for pedestrians, cyclists and vehicles, and connectivity to the amenities and services in the village. These measures are to be determined by a proportionate transport assessment and may necessitate off-site highway improvements works, such as the provision of a footway and road widening. The design of the site's vehicular access and any off-site highway engineering works should be sympathetic to the rural character of the locality.</p> <p>14.20 The site boundaries are defined by robust hedgerow and trees. It is expected that hedgerow and trees are retained and protected to minimise the visual impact of the development in the rural landscape.</p> <p>14.21 An ecological survey would be required and appropriate mitigation</p>	<p>The proposed removal of this site means that the likely effects will no longer be experienced.</p> <p>Screening conclusion: change to the SA findings which justifies further appraisal.</p>