Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046

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Non-technical Summary

This is the non-technical summary of the draft sustainability appraisal report which has been produced alongside the Huntingdonshire Local Plan Update.

Why do we do sustainability appraisal?

When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).

SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.

The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the National Planning Policy Framework (NPPF). The NPPF uses the United Nations definition of sustainable development as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

How will the appraisal be done?

The SA process requires the following stages and tasks be met:

Table 1 Stages A to E in the SA/SEA process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5)) • The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
A2: Collecting baseline information' (Schedule 2, (2) and (3)) • The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.
A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1)) • The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring
A4: Developing the SA framework' (Schedule 2, (6)) • The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
A5: Consulting on the scope of the SA' (Part 3(5)) • The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.
Stage B: Developing and refining options and assessing effects

B1: Testing the plan objectives against the SA framework (Schedule 2, (6))

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

B2: Developing plan options (Part 3(12) and Schedule 2, (8))

- The purpose of this task is to develop and refine options.

B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

Stage C: Preparing the Sustainability Appraisal Report

C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

Stage D: Consulting on the draft plan and the Sustainability Appraisal Report

D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

D2: Appraising significant changes (Schedule 2, (6))

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

D3: Making decisions and providing information (Part 4(16))

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

Stage E: Monitoring the significant effects of implementing the plan on the environment

E1: Developing aims and methods for monitoring (Part 4(17))

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

E2: Responding to adverse effects (Part 4(17))

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

Non-technical Summary

What has been done so far up to October 2025?

Stage A - The Scoping stage

A1 - Identifying relevant plans, programmes and strategies

Plans, programmes and strategies that were considered to be relevant were reviewed. A full list of these is provided in Appendix 1 to the SA. The appendix splits these into international, national, regional, sub-regional, county and local level documents. The key aims, objectives, and targets/ indicators for each plan, programme and strategy are identified alongside how they will shape the Huntingdonshire Local Plan and what baseline topic they relate to. More detail on the plans, programmes and strategies reviewed can be found in Appendix 1 of the final scoping report.

A2 - Collecting baseline information

The baseline information has been split into three groupings: climate emergency, environmental and socio-economic. These groupings are used throughout the scoping report. More detail on the baseline information can be found in the final scoping report.

A3 - Identifying sustainability issues and problems

Following the collection of baseline data, the following key sustainability issues and problems were identified, these have been set out below:

Sustainability issues and problems
Carbon Emissions and Targets: • Increased summer temperatures will impact on comfort and usability of existing properties • Drier summers and wetter winters will create issues for flooding, water storage and management, soil and agricultural productivity and habitat survival • CO_2 emissions are reducing across industrial, commercial, domestic and public sectors
• CO_2 emissions are very high for transport, influenced by the presence of the A1, A14 and East Coast Mainline Railway coupled with the largely rural nature of the district • Per capita emissions are significantly higher than for England but typical for Cambridgeshire • Increasing the climate resilience and energy efficiency of buildings and spaces
Renewable Energy and Energy Efficiency: • Renewable power generation within Huntingdonshire has shifted from a focus on wind turbines to solar farms requiring extensive areas of land but with some scope for complementary agricultural use • The age of the housing stock means that retrofitting of energy efficiency measures will be crucial in boosting the sustainability of the district's homes • Fuel poverty was already an issue for over 1 in 10 households before the April 2022 price rises; this is expected to become more intense in the short term • Access to mains gas is not universal throughout the district with some locations relying on individual oil tanks; in such circumstances alternative community heating systems may offer a more sustainable solution • The visual impact of on-shore renewable energy production needs to be balanced with the impact on local landscape and communities
Flooding and Water: • The impacts of climate change will see increases in extreme weather events, leading to increased rainfall, rainfall intensity and sea level rises all of which will increase the impact of all sources of flooding in the district. Potential to impact on existing and new developments, infrastructure and agricultural productivity, social and economic impacts across the district • Potential need to set aside land for flood mitigation measures due to increased flood risk and understand effectiveness flood management infrastructure • Increased flood risk may influence where development can be sustainably located • Ensuring that new growth does not adversely affect water resources or water resources management infrastructure and that there are sufficient measures in place to balance water supply across the district

Sustainability issues and problems
• Ensuring that homes and businesses are resilient to flooding and provide effective water management to maintain water resources for all • Ensuring new development does not adversely impact on the ecological and biological status of water bodies
Waste and Recycling: • Many tonnes of waste are sent to landfills and recycling centres • Increasing levels of recycling and re-using materials reduces how much material ends up in landfills reducing their environmental effects and supporting a circular economy • Growth places additional demand on existing waste and recycling collection services • The waste attributed to the construction of new buildings
Landscape: • Huntingdonshire's landscape and its distinctive qualities are vulnerable to the impacts of climate change, insensitive new development and land management practices • Water management is key to landscape character throughout much of the district • The expansive, flat wetlands of the Fens are particularly vulnerable to the impacts of climate change degrading fertile peat soils and its landscape character • The River Great Ouse flows through or around three of Huntingdonshire's four market towns providing a high quality landscape setting to them and recreational opportunities but also an increased risk of flooding
Land, Soils and Agriculture: • A very high proportion of the district's agricultural land is classified as best and most versatile, whilst this is beneficial for production and food security it provides challenges for focusing development onto less valuable land • Degradation of peat and soil erosion resulting in the loss of the most fertile soils • There are limited remaining opportunities for largescale reuse of previously developed land
Biodiversity, Habitats and the Natural Environment: • There are several sites designated at an international and national level for their biodiversity and habitat value as well as non-designated sites identified for their local nature conservation value

Sustainability issues and problems
• Nature conservation sites and ancient woodland are vulnerable to new developments and land management practices. • Two thirds of SSSIs in Huntingdonshire are in a favourable state, with approximately a third of SSSIs not in a favourable condition, although these are in a recovering state • Visitor pressures on designated and non-designated sites may harm the quality of these sites for nature conservation and vital habitats • Nature conservation sites and other natural environments are vulnerable to the impacts of climate change • Trees are a natural carbon store, with established and mature trees taking in the most carbon
Green Infrastructure and Open Space: • Huntingdonshire has several strategic green infrastructure areas: the Great Fen, Nene Valley, Great Ouse Valley and the West Cambridgeshire Hundreds • Strategic green infrastructure and localised provision of open green space provide important social benefits to human health and wellbeing as well as opportunities for habitat and biodiversity conservation and enhancement • Green infrastructure and open space must be located in accessible places • Several public parks and gardens are managed to the Green Flag Award standard, with others aspiring to the standard
Pollution: • The most significant air quality issues arise from traffic and congestion • Air, noise and light pollution can have serious implications on the health and wellbeing of people and cause harm to the natural environment and disrupt the lifecycles of wildlife • Homes, employment, schools, services and facilities should be accessible via walking, cycling and public transport • Light and noise pollution can reduce the tranquillity of the countryside and green spaces within settlements
Housing: • Ensuring the delivery of an ongoing supply of new homes in sustainable locations

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Sustainability issues and problems
• Ensuring new homes provide a mix of types, sizes and tenures aligned with the composition of the local population • Affordability ratios of house prices to around 9 times average earnings create significant stress in the housing market and result in strong social sustainability challenges • Proactive work through the prevention duty regarding homelessness has high effectiveness rates and reduces social sustainability challenges through the trauma otherwise experienced by those who become homeless • Ensuring a range of accessible, adaptable and specialist new homes are available suitable to meet the changing needs of residents as the population ages overall
Population and Health: • The ageing and in some locations declining population may lead to challenges for the social sustainability of communities, for health and social provision and provision of appropriate housing options. • Decreasing proportion of the population is of working age raising the proportion of dependants. • Natural change is decreasing and may result in a negative rate of population growth unless in-migration is sufficient to counterbalance falling population numbers • GP surgeries are concentrated in larger settlements necessitating residents of almost all villages to travel for appointments or rely on telephone or other remote forms of consultations • Health indicators suggest that Huntingdonshire's population is typically slightly healthier than that for England on average but deaths from particulate air pollution were higher than average in 2019 although it should be noted that this was prior to the rerouting of the A14 and consequent impact on air quality management areas
Income and Deprivation: • Huntingdonshire shows great disparity across the district in terms of income and deprivation • Median weekly pay in Huntingdonshire is in decline potentially creating a less financially stable population
Employment and Businesses: • Post-pandemic recovery: addressing the decline in the number of jobs in the district

Sustainability issues and problems
• Supporting and maintaining a stable economy: facilitating growth of key industries by providing appropriate land for development and expansion • Supporting rural enterprises to provide sustainable job opportunities in outside the existing employment clusters • Addressing the post-pandemic decline in the number of enterprises in the district • Facilitating access to higher level occupations where required across the district • Addressing the contribution that Huntingdonshire makes to Knowledge Intensive industries • Providing complementary enterprises to support supply chains and economic growth
Travel and Transport: • Huntingdonshire is well located in terms of the strategic road network creating pressure from logistics businesses for new sites and generating high levels of road based through travel and locally generated car travel • A variety of road and active travel infrastructure improvements are proposed which may reduce congestion, improve journey times and increase the attractiveness of active travel modes for journeys • The district's semi-rural nature means some parts are relatively remote which increases reliance on private vehicles and engenders viability challenges for public transport; the distances involved can make walking and cycling unattractive options for many journeys
Digital Infrastructure and Communications: • Reducing inequality, economic opportunity and vital access to services via digital infrastructure • Reducing social exclusion by providing improved access to improved online services especially in rural areas • Enabling businesses and rural businesses to thrive through improved broadband and mobile coverage • Decreasing rural isolation through improved broadband and mobile coverage
Retail and Town Centres: • Increase in retail/ town centre use vacancies in key locations that provide accessible sustainable access to leisure, services and retail, impacting on social and economic health of the district

Sustainability issues and problems
• Potential contraction of the high street and detrimental impacts on business viability • Perceived safety threats from vacant units and low activity levels potentially creating inhospitable and unsafe neighbourhoods • Ensuring high streets in the district provide easy access to leisure, services and retail
Tourism and Leisure: • The conservation of wildlife and landscapes are not harmed through tourism and leisure pursuits • Tourism and leisure play an important role in people's health and well being so needs to be accessible to all • Growth places additional demand on existing tourist attractions and leisure facilities • Local tourist attractions and leisure facilities contribute towards the local economy and supports local communities through employment, voluntary opportunities and celebrating local heritage and past times
Community Services and Facilities: • Availability of multi-use community spaces where people can gather • Sustainable access to services and facilities across the district • Retention of and long-term sustainability of community services and facilities
Education: • Ensuring residents have access to a range of educational providers in sustainable locations to meet the growing population • Ensuring education levels and range of qualifications are available for all to facilitate social mobility and job prospects for residents, intern contributing to the economic growth of the district • Providing enough SEND provision as a result of new growth
Heritage: • There are many designated and non-designated structures assets, a small proportion are judged to be at risk • Heritage assets face pressures from future development that may cause harm to them and to their setting

Sustainability issues and problems
• Conservation areas may see a gradual erosion of their special features which may undermine the original reasons for designation • Significant archaeology may yet to be discovered • Climate change and flooding events pose significant risks to the historic environment

A4 - Developing the sustainability appraisal framework

Following the review of relevant plans, programmes and strategies, the identification of baseline information and sustainability issues and problems, the following SA objectives were considered to be:

Climate emergency

- **SA1** - Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040
- **SA2** - Improve adaptability and resilience to the unavoidable impacts of the climate emergency
- **SA3** - Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk all potential sources of flooding to people, properties and the environment

Environmental

- **SA4** - Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land
- **SA5** - Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it
- **SA6** - Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance

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- **SA7** - Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements
- **SA8** - Contribute to the minimisation and reduction of all forms of pollution

Socio-economic

- **SA9** - All people have access to high quality affordable homes that meet their needs across their lifetime
- **SA10** - Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion
- **SA11**- Enhance the quality, range and accessibility of economic opportunities for all communities
- **SA12** - Reduce the need to travel by car and promote active travel and public transport infrastructure
- **SA13** - Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment
- **SA14** - Support the successful response of town, local and village retail centres to changing shopping and social trends
- **SA15** - Promote high quality design and placemaking that enables attractive, safe and resilient communities
- **SA16** - Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s)

A series of decision aiding questions have been drawn up for each objective. The decision aiding questions have been specifically worded so that the appraisal can be applied to the three different types of policy that will be part of the new Local Plan. This means that there is at least one decision aiding question for strategic, site specific and development management policies for each objective.

The full sustainability appraisal framework, including all the decision aiding questions, can be found in the final scoping report.

A5 - Consulting on the scope of the sustainability appraisal

The council consulted on the scope of the SA with the Environment Agency, Historic England and Natural England, often referred to as the SA Bodies. Consultation with environmental bodies ran between 20 October and 30 November 2022. Their comments were compiled into a table alongside the Council's response to them highlighting where amendments have been, this is in Appendix 2 of the final scoping report.

The draft scoping report was made available for anyone to make comments between 1 February and 15 March 2023. This was so that the scoping report is as robust as possible and to promote participation in production of the new Huntingdonshire Local Plan. Comments received can be viewed on our consultation portal, a summary of these comments and the changes made to the report can be found in Appendix 3 of the final scoping report and in the Statement of Consultation.

Stage A was completed with the publication of this final scoping report.

Stage B - Develop Options and Appraise Effects

This stage integrates the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

- B1: Testing the plan objectives against the SA framework
- B2: Developing plan options
- B3: Predicting the effects of the plan and alternatives
- B4: Evaluating the effects of the plan and alternatives
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects
- B6: Proposing measures to monitor the significant effects of implementing the plan

.1 Stage B started with the appraisal of options which were consulted on in the Autumn of 2024 within the Further Issues and Options paper. The SA of these options were consulted on between between 18 September and 27 November 2024 and can be viewed on the consultation portal. Comments received are also summarised in the Statement of Consultation.

.2 These options alongside technical evidence and engagement have helped to shape a preferred option local plan which is now being consulted on. A summary of how the growth strategy was developed is set out in 7 'Stage B2: Developing plan options'.

.3 Stage 6 'Stage B1: Testing the plan objectives against the SA framework' is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.

.4 Reflecting the iterative and interconnections between tasks B3, B4 and B5, these have been undertaken together under 8 'Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects' section. These tasks are where we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

.5 The Preferred Options draft Local Plan (2025) sets out the preferred strategy, policies and sites. Each of these preferred options have been appraised here:

- **Development Strategy** - this consists of eighteen policies, a vision, set of objectives and a climate change ambition. These policies are assessed using the strategy decision aiding questions of the SA framework.
- **Development Management Policies** - this consists of four sections exploring design, employment, housing and the natural and historic environment. These policies are assessed using the policies decision aiding questions of the SA framework.
- **Sites** - this consists of 68 appraisals for 67 site allocations and the North Huntingdon Growth Cluster Opportunity Zone. These policies are assessed using the sites decision aiding questions of the SA framework unless they are of a strategic scale then the strategy questions were used to appraise the site.

.6 The preferred policies put forward within the draft local plan have gone through SA to assess how each draft policy performs against the relevant set of decision aiding questions set out in the 5 'Introduction to the Sustainability Appraisal on the Preferred Options Draft Local Plan' (see Table 20 of the SA Scoping Report). Each of these draft policies will be scored using the following scoring matrix:

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

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.7 Following the appraisal of policies is stage 9 'Stage B6: How we propose to monitor the significant effects of the plan'. This is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered.

Stage C - Prepare the SA Report

Stage C is underway through with the production of this SA report and preceding reports.

Future steps

The following stages will be undertaken as the Local Plan Update progresses:

- Stage D: Consulting on the draft plan and the Sustainability Appraisal Report' will be started with consultation on the draft Local Plan and will continue through the publication of the Proposed Submission Local Plan and through the examination process.
- Stage E: Monitoring the significant effects of implementing the plan on the environment' will start with preparation of the Proposed Submission Local Plan and continue through the examination process and will then continue after the adoption of the Local Plan with the Annual Monitoring Report.

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1 Sustainability Appraisal

1.1 When drawing up new planning documents the effects they will have on the environment and people's quality of life, both now and in the future are some of the most important things to consider. To be sure that the plan does not cause economic, environmental and social problems, at the heart of the plan production process there is a system of assessment known as Sustainability Appraisal (SA).

1.2 SA is a systematic process for assessing the extent to which the emerging plan will help to achieve sustainable development. It is an opportunity to consider ways by which the plan can contribute to improvements in economic, environmental and social conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.

1.3 The commitment to the achievement of sustainable development is set out at an international and national level.

1.4 The purpose of the planning system is to contribute to the achievement of sustainable development. The Government's view of what constitutes sustainable development is set out in the National Planning Policy Framework (NPPF). The NPPF uses the United Nations definition of sustainable development as *'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'*. The NPPF also refers to the United Nation's 17 Global Goals for Sustainable Development which address social progress, economic well-being and environmental protection by 2030. Members of the United Nations (including the United Kingdom) have agreed to pursue these goals. At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking.

1.5 For plan-making this means that:

a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

   i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

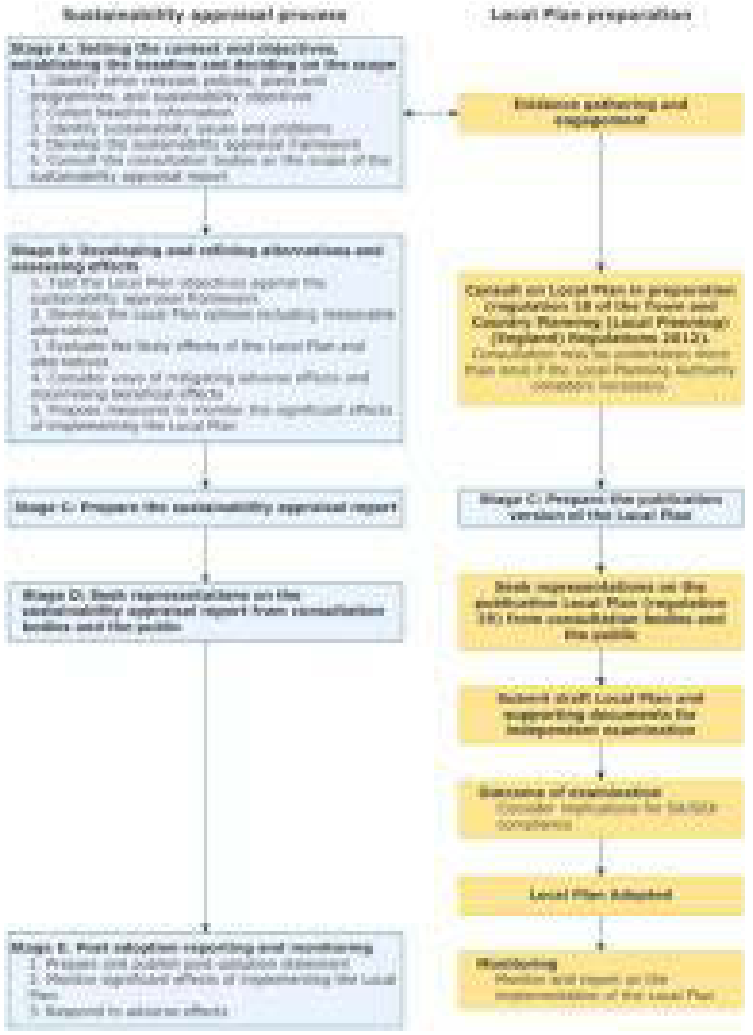
   ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

1.6 Legal requirements for new planning documents require an assessment of the plan's impact on the environment to be undertaken. This process is known as Strategic Environmental Assessment (SEA) and is required under the SEA Directive. In 2004, the European SEA Directive was transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, (commonly referred to as the Strategic Environmental Assessment Regulations).

1.7 Furthermore, section 19 of the Planning and Compulsory Purchase Act 2004 (as amended) requires a local planning authority to carry out an SA of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so '*with the objective of contributing to the achievement of sustainable development*'. Sustainability appraisals incorporate the requirements of the 2004 Environmental Assessment Regulations, meaning the SA and SEA are carried out together as part of the preparation of planning documents and are collectively known as the SA process.

1.8 The methodology for the SA process takes into account the National Planning Practice Guidance (NPPG) on Plan Making and Sustainability Appraisals and incorporates requirements set out in the 2005 'A Practical Guide to the Strategic Environmental Assessment Directive'. The SA process consists of five stages (A-E), each of the stages are undertaken in tandem with the development of a local plan, as illustrated below.

Figure 1.1 Flowchart of the SA process alongside Local Plan production



1 Sustainability Appraisal

The new Local Plan

1.9 The Local Plan will set out the planning policy for Huntingdonshire. It will include the strategy for spatial development of Huntingdonshire, the Council's policies for managing development in the district, and sites for achieving the development requirements. Initial engagement will focus on issues facing the district and identifying potential development sites. These will be refined through a series of options exploring the sustainability of potential policies and packages of development sites. Each phase of engagement will be accompanied by appropriate SA materials to explore the sustainability of the options being considered and a draft final SA will support the pre-submission version of the updated Huntingdonshire Local Plan.

1.10 The updated Huntingdonshire Local Plan and hence updated SA is necessary due to many changes to the context in which the Local Plan sits, summarised here:

- UK's formal withdrawal from the European Union
- Planning and Levelling Up White Papers and Levelling Up and Regeneration Bill
- Increasing emphasis on the impacts of climate change and reducing carbon emissions
- Revised NPPF (and proposed further revisions to come) and new National Model Design Guide and Design Code
- New use classes
- Oxford-Cambridge Arc
- National and sub-regional transport infrastructure projects
- Updates and reviews to neighbouring local authorities' local plans
- Coronavirus pandemic

How the SA will influence the Local Plan

1.11 The Council' considers that SA is an integral part of the plan production process and is a core element of good planning. It is necessary to ensure that development occurring within the district takes the most sustainable form possible in economic, environmental and social terms. The Council has approached the SA in accordance with national guidance and undertaken the process in-house as part of the production of the Local Plan so that the SA and plan production are fully integrated.

Other appraisals and assessments

1.12 There are a range of appraisals and assessments associated with the production of the Local Plan. Where it is considered appropriate these other appraisals and assessments will be combined with the sustainability appraisal or completed at the same time.

Habitats Regulations Assessment

1.13 Probably the most important other assessment will be the Habitats Regulations Assessment (HRA), sometimes known as Appropriate Assessment. The HRA looks at the impact that the Local Plan is likely to have on European Sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites). HRA is a two stage process that starts with a screening stage. If significant impacts on European sites cannot be ruled out by the screening stage a more detailed Appropriate Assessment will be required. The Appropriate Assessment will look at ways that significant effects can be avoided or mitigated against. HRA is required to be a separate process to sustainability appraisal.

Equality Impact Assessment

1.14 The Equalities Act 2010 requires the Council to have due regard to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relations. The Council also needs to demonstrate its compliance with the Equality Duty. The Council therefore needs to

understand how its decisions and activities impact on different people and how they are affected by policies and practices. An Equality Impact Assessment (EqIA) is the method by which the Council can assess the impact of a new strategy, policy or decision.

1.15 The assessment focuses primarily on identifying circumstances where an adverse impact may occur; an adverse impact is is defined as occurring when a strategy, policy or decision has a disproportionately negative effect on a protected group or groups. The characteristics protected by the Equality Act are:

- Age
- Disability
- Gender
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Religion and belief
- Race
- Sex
- Sexual orientation

Health Impact Assessment

1.16 HIA is a process used to evaluate the significance of the potential health effects of a proposed plan. It helps to inform choices about actions to prevent ill-health, promote good health and reduce health inequalities. When applied in the planning system, an HIA puts people at the heart of the process and seeks to address the barriers and opportunities for creating healthy places. The HIA can help identify a set of evidence-based practical recommendations to promote and protect the health of local communities. Guidance from Public Health England indicates that a health impact assessment may be combined with an SA or completed as a standalone document.

2 Sustainability Appraisal Methodology

2 Sustainability Appraisal Methodology

2.1 The purpose of this chapter is to formulate a methodology for the SA and to complete the necessary steps to enable the Council to draw up the Local Plan and undertake the SA. The Council proposes a methodology for the SA process that is based on the tasks and stages set out in the government's 'A Practical Guide to the Strategic Environmental Assessment Directive.

2.2 Schedule 2 of the SEA Regulations sets out the information that must be provided within the SA:

1. an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;
3. the environmental characteristics of areas likely to be significantly affected;
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;
6. the likely significant effects on the environment, including on issues such as:
   a. biodiversity,
   b. population,
   c. human health,
   d. fauna,
   e. flora,
   f. soil,
   g. water,
   h. air,
   i. climatic factors,
   j. material assets,
   k. cultural heritage including architectural and archaeological heritage,
   l. landscape, and
   m. the interrelationship between the above factors;
7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;
8. an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
9. a description of the measures envisaged concerning monitoring in accordance with Article 10;
10. a non-technical summary of the information provided under the above headings.

2.3 The issues (a-m) identified are reflected in the topics used throughout this scoping report. To ensure all of these issues are addressed, the following table shows which topic addresses each of the Schedule 2 issues. The significant effects on these need to be assessed in terms of short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.

Table 2 Scoping report topics and the Schedule 2 issues they address

Issues listed in Schedule 2	Scoping report topic
a. biodiversity	• Biodiversity, Habitats and the Natural Environment • Green Infrastructure and Open Space
b. population	• Housing • Population and Health • Income and Deprivation • Employment and Businesses • Retail and Town Centres • Education
c. human health	• Population and Health • Income and Deprivation • Green Infrastructure and Open Space
d. fauna	• Biodiversity, Habitats and the Natural Environment
e. flora	• Biodiversity, Habitats and the Natural Environment
f. soil	• Land, Soils and Agriculture
g. water	• Flooding and Water
h. air	• Pollution
i. climatic factors	• Climate Emissions and Targets • Flooding and Water
j. material assets	• Housing • Travel and Transport • Digital Infrastructure and Communications • Community Services and Facilities • Renewable Energy and Energy Efficiency • Waste and Recycling
k. cultural heritage, including architectural and archaeological heritage	• Heritage
l. landscape	• Landscape
m. the inter-relationship between the issues referred to in (a) to (l)	• Many of these topics overlap, where they do so this has been reflected in the baseline commentary for the topic(s).

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2.4 Schedule 1 of the SEA Regulations sets out the criteria for determining the likely significance of effects on the issues referred to in Schedule 2 (a-m):

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
  - special natural characteristics or cultural heritage,
  - exceeded environmental quality standards or limit values,
  - intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status

2.5 The stages and tasks covered by this scoping report are set out below (Stage A). Tasks A1 to A4 are not intended to be completed in a purely linear process as they will inform each other. The iterative nature of the SA process is summarised in the Figure 2.1 from the government's 'A Practical Guide to the Strategic Environmental Assessment Directive.

2.6 Stages B to E in the SA/SEA process, set out below, and are carried out as part of the plan production process. Stage E will lead to indicators that will be reported on in the Annual Monitoring Report (AMR) as part of the monitoring of the effectiveness of the Local Plan. M

2.7 Tasks B2, B3, B4 and B5 are not intended to be completed in a purely linear process as they will inform each other. Stage E will help considerations of whether or not to review the plan and will feed into future sustainability appraisal processes for future plans. This is also reflected in the below figure.

Sustainability Appraisal Methodology 2

Figure 2.1 SA tasks process flow chart

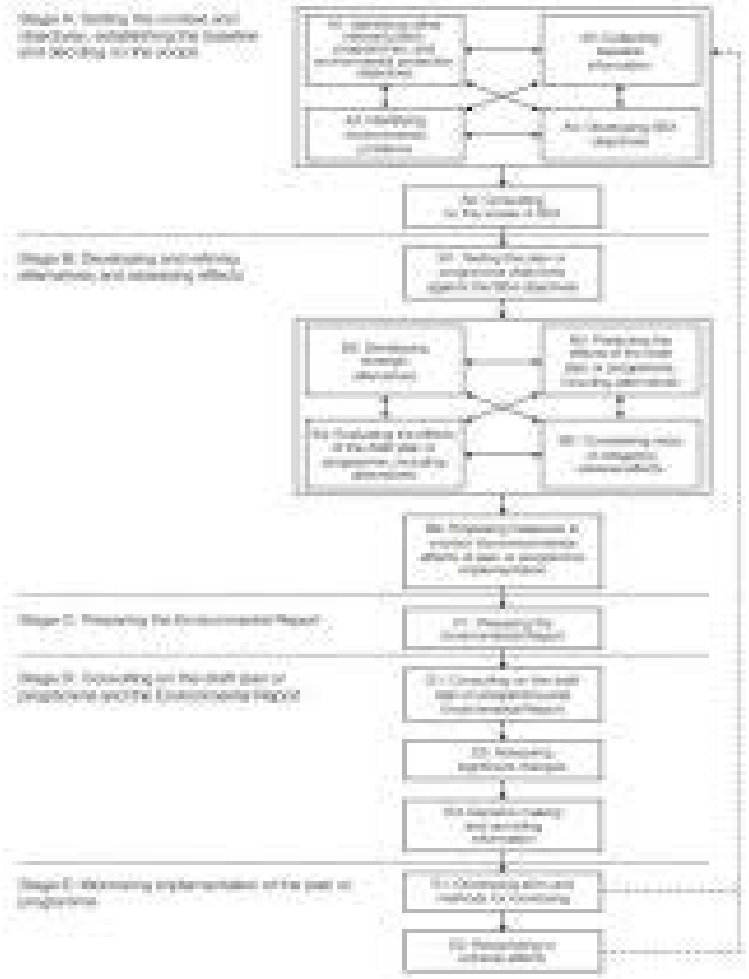

Table 3 Stages A to E in the SA/SEA process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying relevant plans and programmes' (Schedule 2, (1) and (5)) • The purpose of this task is to establish how the plan is affected by outside factors, to suggest ideas for how any constraints can be addressed, and to help identify environmental protection objectives.
A2: Collecting baseline information' (Schedule 2, (2) and (3)) • The purpose of this task is to provide an evidence base for environmental impacts, prediction of what will happen without the plan as well as what effects it could have, monitoring and to help in the development of SA objectives.
A3: Identifying sustainability issues and problems' (Schedule 2, (4) and Schedule 1, (1)) • The purpose of this task is to help focus the SA and streamline the subsequent stages, including baseline information analysis, setting the SA objectives, prediction of effects and monitoring
A4: Developing the SA framework' (Schedule 2, (6)) • The purpose of this task is to provide a means by which the environmental performance of the plan or programme and alternatives can be assessed.
A5: Consulting on the scope of the SA' (Part 3(5)) • The purpose of this task is to ensure that the SA covers the likely significant environmental effects of the plan and to ensure that the SA process is and will be robust and suitably comprehensive in order to support production of the plan.
Stage B: Developing and refining options and assessing effects

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B1: Testing the plan objectives against the SA framework (Schedule 2, (6))

- The purpose of this task is to identify potential synergies or inconsistencies between the objectives of the plan and the SA objectives.

B2: Developing plan options (Part 3(12) and Schedule 2, (8))

- The purpose of this task is to develop and refine options.

B3: Predicting the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to predict the significant environmental effects of the plan and alternatives.

B4: Evaluating the effects of the plan and alternatives (Schedule 2, (6))

- The purpose of this task is to evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan.

B5: Considering ways of mitigating adverse effects and maximising beneficial effects (Schedule 2, (7))

- The purpose of this task is to ensure that adverse effects are identified and potential mitigation measures are considered.

B6: Proposing measures to monitor the significant effects of implementing the plan (Schedule 2, (9))

- The purpose of this task is to detail the means by which the environmental performance of the plan can be assessed.

Stage C: Preparing the Sustainability Appraisal Report

C1: Preparing the Sustainability Appraisal Report (Part 3(12) and Schedule 2, (6) to (10))

- The purpose of this task is to present the predicted effects of the plan, including alternatives, in a form suitable for public consultation and use by decision makers.

Stage D: Consulting on the draft plan and the Sustainability Appraisal Report

D1: Public participation on the draft plan and the Sustainability Appraisal report (Part 3(13))

- The purpose of this task is to give the public and Consultation Bodies an opportunity to express their opinions on the findings of the Environmental Report and to use it as a reference point in commenting on the plan. To gather more information through the opinions and concerns of the public.

D2: Appraising significant changes (Schedule 2, (6))

- The purpose of this task is to ensure that the environmental implications of any significant changes to the draft plan are assessed and taken into account.

D3: Making decisions and providing information (Part 4(16))

- The purpose of this task is to provide information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

Stage E: Monitoring the significant effects of implementing the plan on the environment

E1: Developing aims and methods for monitoring (Part 4(17))

- The purpose of this task is to track the environmental effects of the plan to show whether they are as predicted; to help identify any adverse effects.

E2: Responding to adverse effects (Part 4(17))

- The purpose of this task is to prepare for appropriate responses where adverse effects are identified.

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B:	Develop options and appraise effects.	The purpose of this stage is to appraise the plan objectives, options and preferred options/policies, to propose measures for alleviating adverse effects and maximising benefits and to propose indicators for monitoring the plan's sustainability.

5.1 The main benefits of stage B come from integrating the SA process into plan preparation and completing the appraisals at an early stage so that the findings can inform and shape the way that all parts of the plan evolve in a meaningful way.

5.2 This stage consists of 6 tasks:

- B1: Testing the plan objectives against the SA framework
- B2: Developing plan options
- B3: Predicting the effects of the plan and alternatives
- B4: Evaluating the effects of the plan and alternatives
- B5: Considering ways of mitigating adverse effects and maximising beneficial effects
- B6: Proposing measures to monitor the significant effects of implementing the plan

5.3 Stage B started with the appraisal of options which were consulted on in the Autumn of 2024 within the Further Issues and Options paper. The Further Issues and Options Paper proposed options relating to:

- The Local Plan Vision and Objectives
- Settlement Hierarchy for Huntingdonshire
- Approach to Employment and Economy
- Housing Figures and Requirement
- Growth Strategy Options
- Green and Blue Infrastructure
- The Approach to Climate Change
- Tackling Flooding and Water
- Housing Tenures and Housing Mix
- Transport and Connectivity

5.4 These alongside technical evidence and engagement have helped to shape a preferred option local plan which is now being consulted on. A summary of how the growth strategy was developed is set out in 7 'Stage B2: Developing plan options'.

5.5 Stage 6 'Stage B1: Testing the plan objectives against the SA framework' is where we identify potential synergies or inconsistencies between the objectives of the Local Plan, referred to as Spatial Objectives and the SA Objectives established in Stage A.

5.6 Reflecting the iterative and interconnections between tasks B3, B4 and B5, these have been undertaken together under 8 'Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects' section. These tasks are where we develop and refine options for the development strategy, policies and site allocations for the Local Plan. It is also where we predict the significant effects of the plan and alternatives, whether they are economic, social or environmental; it is where we evaluate the predicted effects of the plan and alternatives in order to assist in the refinement of the plan. Finally, it is to ensure that adverse effects are identified and potential mitigation measures are considered.

5.7 The Preferred Options draft Local Plan (2025) sets out the preferred strategy, policies and sites. Each of these preferred options have been appraised here:

- **Development Strategy** - this consists of eighteen policies, a vision, set of objectives and a climate change ambition. These policies are

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assessed using the strategy decision aiding questions of the SA framework.

- **Development Management Policies** - this consists of four sections exploring design, employment, housing and the natural and historic environment. These policies are assessed using the policies decision aiding questions of the SA framework.
- **Sites** - this consists of 68 appraisals for 67 site allocations and the North Huntingdon Growth Cluster Opportunity Zone. These policies are assessed using the sites decision aiding questions of the SA framework unless they are of a strategic scale then the strategy questions were used to appraise the site.

5.8 The preferred policies put forward within the draft local plan have gone through SA to assess how each draft policy performs against the relevant set of decision aiding questions set out in the SA Framework developed through Stage A of the SA process:

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	**Sites**	**Development Management policies**
		Will the approach/ option help to:	**Will allocation of the site:**	**Will the option/ proposed policy:**
	Climate emergency			
SA 1	Contribute to achieving the district's ambition to reach net zero carbon emissions by 2040.	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets? • Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	• Promote low and zero carbon technologies? • Not contain, and be at least 200m from an air quality management area? • Support the circular economy through the reuse and recycling of existing land, buildings or materials?	• Promote energy efficient design? • Increase the amount of CO_2 captured by plants and trees?
SA 2	Improve adaptability and resilience to the unavoidable impacts of the climate emergency.	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency? • Support habitats in adjusting to the impacts of the climate emergency?	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	• Help protect against the increased extremes of weather anticipated from the climate emergency? • Promote opportunities for adaptation to unavoidable impacts of the climate emergency?

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	**Sites**	**Development Management policies**
		Will the approach/ option help to:	**Will allocation of the site:**	**Will the option/ proposed policy:**
SA 3	Manage Huntingdonshire's water resources in a sustainable manner and reduce the risk from all potential sources of flooding to people, properties and the environment.	• Maintain and where possible improve the quality and availability of water resources? • Minimise the risk of flooding from all sources?	• Be served by existing waste water infrastructure or will it require infrastructure upgrades to facilitate growth? • Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	• Reduce or help prevent water resource pollution from all sources? • Promote efficient use of water resources? • Reduce the risk of flooding from all sources?
	Environmental			
SA 4	Make efficient use of land by maximising development on previously developed land where this is not of high biodiversity value and minimising that on the best and most versatile agricultural land.	• Enable the use of land that has previously been developed in preference to greenfield land? • Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	• Prioritise development of previously developed land? • Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	• Promote the use of previously developed land in preference to greenfield land? • Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?
SA 5	Improve the quantity and quality of publicly accessible natural green space and enhance the strategic green and blue infrastructure network and links to it.	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space? • Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space? • Support the provision or enhancement of the strategic green or blue infrastructure network? • Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities? • Promote access to natural greenspace?

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	**Sites**	**Development Management policies**
		Will the approach/ option help to:	**Will allocation of the site:**	**Will the option/ proposed policy:**
SA 6	Promote conservation, enhancement, recovery and connectivity of sites of biodiversity or geodiversity significance.	• Protect sites of designated biodiversity or geodiversity significance? • Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	• Impact on a designated site of biodiversity or geodiversity significance? • Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance? • Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?
SA 7	Conserve and enhance the special qualities and integrity of our landscape and townscape character and the local distinctiveness of settlements.	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	• Make efficient use of land whilst also protecting the form and character of the local area?	• Protect or enhance landscape and/ or townscape character? • Promote local distinctiveness?
SA 8	Contribute to the minimisation and reduction of all forms of pollution.	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	• Support proposals that contribute to the reduction of air pollution? • Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?
	Socio-economic			
SA 9	All people have access to high quality affordable homes that meet their needs across their lifetime.	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?

	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	Sites	Development Management policies
		Will the approach/ option help to:	Will allocation of the site:	Will the option/ proposed policy:
			• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers? • Support provision of accommodation to meet specific needs?
SA 10	Enhance the quality, range and accessibility of social and community services and facilities to promote social inclusion particularly amongst those most at risk of experiencing discrimination, poverty and social exclusion.	• Support and enhance the more deprived areas of the district? • Maximise opportunities for access to existing or proposed social and community facilities and services?	• Minimise the distance people need to travel to access town centres and local convenience shops • Minimise the distance people need to travel to access education facilities? • Minimise the distance people need to travel to access leisure and cultural facilities?	• Contribute towards promoting community cohesion? • Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups? • Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?
SA 11	Enhance the quality, range and accessibility of economic opportunities for all communities.	• Contribute to regeneration activities? • Enhance and diversify economic opportunities with the district?	• Facilitate access to a range of employment opportunities? • Be in a location with high quality digital infrastructure?	• Contribute towards economic opportunities for local residents? • Improve digital infrastructure provision?
SA 12	Reduce the need to travel by car and promote active travel and public transport infrastructure.	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	• Benefit from access to public transport infrastructure? • Benefit from access to active travel infrastructure for practical and social activities?	• Support the provision of infrastructure for public transport? • Support the provision of infrastructure for active travel?

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	SA Objective	Decision aiding questions for use in appraising options for		
		The Strategy and alternatives (inc. new settlement and strategic expansion location proposals)	**Sites**	**Development Management policies**
		Will the approach/ option help to:	**Will allocation of the site:**	**Will the option/ proposed policy:**
SA 13	Strengthen, modernise and diversify the local economy and promote opportunities for growth of indigenous companies as well as encouraging sustainable inward investment.	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	• Support jobs in high knowledge or skill sectors? • Facilitate retention or expansion of existing businesses? • Retain or create rural or tourism employment opportunities? • Assist in increasing the viability of the agricultural economy?
SA 14	Support the successful response of town, local and village retail centres to changing shopping and social trends.	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	• Reinforce the role of town, local and village centres in serving their communities?	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?
SA 15	Promote high quality design and placemaking that enables attractive, safe and resilient communities.	• Strengthen a local sense of place? • Retain the character of existing settlements?	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?
SA 16	Conserve, sustain and enhance designated and non-designated heritage assets and their setting(s).	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	• Impact on any heritage assets or their settings?	• Promote the conservation or enhancement of heritage assets and their settings?

5.9 Each of these draft policies will be scored using the following scoring matrix:

Score	Effect of the approach
++	Contributes significantly to the achievement of the objective
+	Contributes to the achievement of the objective
N	No clear relationship to achieving the objective, the outcome is uncertain or the outcome may depend on delivery specific factors
	The objective is not relevant to the proposal
-	Detracts from achievement of the objective
--	Significantly detracts from achievement of the objective

5.10 Following the appraisal of policies is stage 9 'Stage B6: How we propose to monitor the significant effects of the plan'. This is where we will propose how to measure and monitor the significant effects of implementing the Local Plan Update by ensuring that adverse effects are identified and potential mitigation measures are considered.

6 Stage B1: Testing the plan objectives against the SA framework

6.1 This section of the SA appraises chapter 3 (Our vision and approach to net zero) of the Local Plan Update Preferred Options Consultation Draft.

6.2 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred vision setting set clear priorities to help achieve these high level goals of the Local Plan. It is complemented by a series of objectives to help achieve our Vision and set the context within which the policies will be delivered.

6.3 This chapter also sets out our net zero carbon aspirations by to 2050.

Stage B1: Testing the plan objectives against the SA framework 6

Our vision and objectives

6.4 The purpose of the Vision statement is to set clear priorities to help achieve these high level goals through setting out a clear picture of the sort of place we want Huntingdonshire to be by 2046 and going on towards the end of the century.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The vision focuses on a balanced response between environmental, economic and social sustainability which would contribute towards reducing greenhouse gas emissions and striving towards a zero carbon future but it is not the vision's primary focus. The expectation of enabling lasting benefits for nature and climate through the vision as well as it supporting rewilding schemes to maximise the role of the landscape as a carbon sink strongly support contributing to this objective.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The vision seeks to create resilient urban and natural environments which would contribute to adapting to the impacts of climate change. It has a strong emphasis on environmental improvements and nature based infrastructure which would support habitats.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	++	The vision identifies boosting flood resilience, supporting rivers and flood meadows and reducing water demand.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The vision is more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land.

6 Stage B1: Testing the plan objectives against the SA framework

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	The vision identifies that Huntingdonshire has a strong agricultural sector contributing towards food security, this emphasis is more likely to focus development away from high quality agricultural land and focus towards less productive land.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The vision seeks to protect the local landscape and establish places where people can enjoy open and natural greenspace recognising its importance for people's physical and mental health. It also has a strong emphasis on environmental improvements and nature based infrastructure which would support strategic green and blue infrastructure.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The vision seeks to protect the local landscape which would positively work towards protecting sites of designated biodiversity or geodiversity significance and boosting biodiversity but it does not explicitly identify protection for designated nature conservation sites.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	++	The vision places a strong focus on pride in place, reinforcing local character and celebrating the district's history.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	++	The vision identifies active and public travel as important to help people travel sustainably and that by 2046 active and public travel options will be people's first choice to get around. This places a focus on moving away from car usage and building up resilience within communities which will help to reduce levels of pollution. It does also identify that where car usage is required that highway infrastructure is enhanced to support low carbon vehicles and reduce congestion.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	By 2046, the vision identifies that people will be proud to live in attractive, inclusive communities that provide a high quality of life with housing and social infrastructure that meets people's needs through all stages of life. It also seeks high quality homes that meet people's needs are available and affordable.
SA10	• Support and enhance the more deprived areas of the district?	+	The vision seeks to improve the physical and mental health of people in the district providing high quality homes that meet people's needs, accessible open space by walking, cycling and wheeling methods and that places support social interaction and are inclusive. Supporting active and public travel infrastructure provides residents with more options on how to access community services and facilities. More emphasis could be made on what social infrastructure could be enhanced and whether there are areas within the district that there should be particular focus based on indices of deprivation.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	+	This vision has an emphasis on creating places where businesses flourish which could support regeneration activities. The vision has a strong focus on supporting a vibrant and strong economy. It identifies supporting opportunities for all residents and businesses to thrive with rewarding jobs across traditional and innovative economic sectors. It also supports business innovation and entrepreneurship with a choice of flexible locations promoting sustainable operating practices. Also supporting active and public travel infrastructure provides residents with more options on how to access employment and opportunities available to them.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The vision identifies active and public travel as important to help people travel sustainably and that by 2046 active and public travel options will be people's first choice to get around. This is more likely

6 Stage B1: Testing the plan objectives against the SA framework

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to fiscus development towards areas where there is good existing active and travel infrastructure or support larger schemes where new transport options and connections can be made.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The vision has a strong focus on supporting a vibrant and strong economy. It identifies supporting opportunities for all residents and businesses to thrive with rewarding jobs across traditional and innovative economic sectors. It also supports business innovation and entrepreneurship with a choice of flexible locations promoting sustainable operating practices which can support local and small and growing businesses. It identifies the district has a strong agricultural economy and also that leisure is an important sector. This variety provides resilience within the local economy and provides opportunities across the district.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Aspirations for efficient buildings and enhanced active travel and public transport would contribute to modernising town centres but town centres are not explicitly mentioned within the vision.
SA15	• Strengthen a local sense of place?	++	The vision places a strong focus on pride in place, reinforcing local character and celebrating the district's history including each town and village retaining its distinct character and their strong heritage is valued.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The vision places a strong focus on heritage and celebrating the district's history including each town and village retaining its distinct character and their strong heritage is valued.

Stage B1: Testing the plan objectives against the SA framework 6

Summary of SA

The vision performs very positively against SA objectives 1, 2, 3, 4, 5, 7, 8, 9, 11, 13 and 15 and positively against 6, 10, 12, 14 and 16. The vision overall is considered to have a very strong beneficial effect on providing a clear and strong vision on what Huntingdonshire in 2046 will be shaped by economic, social and environmental sustainability as well as corporate and local strategies. This balances economic prosperity, health and wellbeing, sustainability, climate resilience and enhancements to the natural environment which retaining and using our heritage to sustain and shape distinctive places. These are key component to sustainable placemaking and sustainable development. The vision could be enhanced by making more direct reference to designated nature conservation sites, market towns, enhancements to social infrastructure and focusing enhancements towards areas that suffer from greater levels of deprivation. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

6.5 The Vision is complemented by a series of objectives to help achieve our Vision and set the context within which the policies will be delivered. They are shaped around five key themes to align with the Huntingdonshire Futures Place Strategy:

- Pride in place
- Inclusive economy
- Health embedded
- Environmental innovation
- Travel transformed

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The overall objectives focuses on a balanced response between environmental, economic and social sustainability which would contribute towards reducing greenhouse gas emissions. The pride in place theme identifies developments take a fabric first approach to reducing carbon emissions and seek energy efficient buildings and enhancements to nature to work towards a net zero carbon future. Also the environmental innovation theme identifies the role of renewable energy to reduce carbon emissions.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

6 Stage B1: Testing the plan objectives against the SA framework

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The environmental innovation theme highlights the extensive network of green and blue infrastructure within the district and sets the expectation of enabling lasting benefits for nature and biodiversity which can support carbon capture. References to climate change and the pathway to net zero carbon could be enhanced within the remaining themes.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The objectives seeks to create resilient and sustainable urban and natural environments which would contribute to adapting to the impacts of climate change.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	The objectives identifies creating resilient growth through adequate water supply and waste water and flood management as well as sustainable drainage.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The objectives are more likely to focus development towards existing communities which may increase the likelihood of previously developed land being used over greenfield land. The strength of the agricultural sector within the district could be enhanced as this emphasis is more likely to focus development away from high quality agricultural land and focus towards less productive land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The pride in place theme, health embedded and environmental innovation themes seek to protect the local landscape and establish places where people can enjoy open and natural greenspace recognising its importance for people's physical and mental health.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		Together they also have a strong emphasis on environmental improvements and nature based infrastructure which would support strategic green and blue infrastructure.
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The pride in place and environmental innovation themes seek to protect the local landscape which would positively work towards protecting sites of designated biodiversity or geodiversity significance and boosting biodiversity but it does not explicitly identify protection for designated nature conservation sites.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	++	The pride in place and environmental innovation themes place a strong focus on protecting and enhancing local character, supporting high quality design and celebrating the district's heritage.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	++	The travel transformed theme identifies active and public travel as important to help people travel sustainably. This places a focus on moving away from car usage and building up resilience within communities which will help to reduce levels of pollution.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The health embedded theme identifies that high quality new homes that meet the needs of all sectors of our community will be supported. They will enhance the well-being of residents through a choice of homes that are affordable to rent or buy, and different kinds of homes to meet the needs of our communities, including older people, those with care needs and younger people getting their first home.
SA10	• Support and enhance the more deprived areas of the district?	++	The objectives have a strong emphasis on this. By 2046, the health embedded theme identifies that new homes will be high quality meeting the needs of all, that new development will facilitate improving health, wellbeing and social interaction to reduce inequalities, promote inclusivity and support a sense of community.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

6 Stage B1: Testing the plan objectives against the SA framework

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	+	This inclusive economy theme places an emphasis on creating places where businesses flourish which could support regeneration activities. The theme also has a strong focus on supporting a vibrant, diverse and strong economy. It identifies supporting opportunities for all residents and businesses to thrive and also that it seeks to maximise the district's location to Cambridge and Peterborough in creating new job opportunities and higher value jobs.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The travel transformed theme identifies active and public travel as important to help people travel sustainably. This is more likely to fiscus development towards areas where there is good existing active and travel infrastructure or support larger schemes where new transport options and connections can be made.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The inclusive economy theme has a strong focus on supporting a vibrant, diverse and strong economy seeking to maximise opportunities to create higher value jobs and contribute positively to the wider economic region. This supports local and growing businesses. It supports through the environmental innovation theme the natural environment and the strategic green and blue infrastructure areas across the district, however it could be enhanced to showcase the tourism and leisure offer across the district arising from its natural and historic environments.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	The inclusive economy theme identifies that high streets will be vibrant, diverse places that can rapidly evolve to meet changing expectations so they attract and retain locals and visitors throughout the daytime and evenings. Also, there the aspirations for efficient

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			buildings and enhanced active travel and public transport would contribute to modernising town centres but town centres are not explicitly mentioned within the vision.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	++	The pride in place and environmental innovation themes place a strong focus on protecting and enhancing local character, supporting high quality design and celebrating the district's heritage.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The pride in place theme places a focus on the importance of heritage and celebrating the district's history .

Summary of SA

The objectives performs very positively against SA objectives 1, 5, 7, 8, 9, 10, 11, 14 and 15 and positively against 2, 3, 4, 6, 12, 13 and 16.The set of objectives are considered to have a very strong beneficial effect on providing a clear and strong direction working with the vision on what Huntingdonshire in 2046 will be shaped by economic, social and environmental sustainability as well as corporate and local strategies. This balances economic prosperity, health and wellbeing, sustainability, climate resilience and enhancements to the natural environment which retaining and using our heritage to sustain and shape distinctive places. These are key component to sustainable placemaking and sustainable development. The objectives could be enhanced by making more direct reference to designated nature conservation sites and by also making references to climate change and the pathway to net zero carbon within all themes to showcase how climate change weaves into all aspects of development. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

6 Stage B1: Testing the plan objectives against the SA framework

Route to net zero by 2050

6.6 The Local Plan plays an important role in setting out a pathway to being net carbon zero and ensuring new developments are not increasing emissions and are adapted and adaptable to the impacts of climate change. Huntingdonshire net zero carbon aspirations are:

'Huntingdonshire will have net zero carbon emissions by 2050. This will follow the national Climate Change Commission's 'Balanced pathway' approach. To achieve net zero by 2050, emissions will have decreased by approximately 76% with the remaining emissions being removed through the use of carbon capture/ removal technologies.'

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The ambition is inline with national targets by seeking a net zero by 2050. This is however achieved by aligning with the Climate Change Commission's balanced pathway for decarbonisation which for Huntingdonshire would see emissions reduce by 76% with a net zero by 2050 only be achieved through carbon capture/ removal technologies. These technologies are likely to be more widespread and commercial available from the 2040s but the natural environment and green infrastructure will play an important role in achieving carbon capture too. The ambition therefore provides support for policies in the plan that would facilitate enhancements to existing and new networks of strategic green and blue infrastructure, planting and carbon capture to achieve the net zero ambition.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	To maximise opportunities to reduce emissions inline and exceeding the ambition, development would have to be placed in sustainable locations that could utilise sustainable modes of transport and be resilient to the impacts of climate change. Supporting carbon removal and capture through the natural environment would also help to support habitats in adjusting to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	Reducing emissions will help to reduce the impact of climate change including the risk of flooding. This option provides an approach demonstrating that net zero can be achieved by 2050 which would have an impact on minimising potential climate change associated flooding. This can work alongside the Plan's flood risk policies to address flooding from all sources and design policies to ensure climate adaptability and resilience and sustainable design.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this ambition.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	Supporting carbon removal and capture through the natural environment could also provide enhanced open and natural spaces for people to enjoy. Carbon capture initiatives can also help to conserve and enhance strategic green and blue infrastructure such as the Great Fen which is critically important due to the amount of carbon stored within peatland.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Supporting carbon removal and capture through the natural environment could also help to support, conserve and enhance designated nature conservation sites and other protected habitat such as ancient woodland in adjusting to the impacts of the climate emergency. It can also boost biodiversity at varying scales, strategically and more localised within smaller developments through biodiversity net gain initiatives.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this ambition.

6 Stage B1: Testing the plan objectives against the SA framework

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	++	Reduction in carbon emissions will have a positive impact on air quality and lowering levels of pollutants.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this ambition.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this ambition.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this ambition.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	To achieve the ambition, sustainable and low carbon modes of transport initiatives will be supported. A transition from car usage to public transport and active travel such as walking, cycling and wheeling and if car usage is still required then providing electric vehicle charging points to empower choice towards less polluting forms of travel.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	N	This SA Objective is not directly relevant to this ambition.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this ambition.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this ambition.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this ambition.

Summary of SA

The ambition performs very positively against SA objective 1, 3, 8 and 12 and positively against 2, 5 and 6. The remaining SA objectives are not directly relevant to the ambition so a neutral score has been applied. The ambition overall is considered to have a beneficial effect on setting out Huntingdonshire's climate ambitions up to 2050 inline with national targets. It provides the context in which planning policy can provide direct action for example, sustainable building design, sustainable and active modes of travel, air quality and enhancing the natural environment. All impacts (direct and indirect) are likely to be positive, taking effect gradually as proposals are made and new technologies are introduced (particularly for carbon capture and grid decarbonation) and be long lasting.

Updates after initial appraisal

7 Stage B2: Developing plan options

7.1 Stage B started with the appraisal of options which were consulted on in the Autumn of 2024 within the Further Issues and Options paper. The Further Issues and Options Paper proposed options relating to:

- The Local Plan Vision and Objectives
- Settlement Hierarchy for Huntingdonshire
- Approach to Employment and Economy
- Housing Figures and Requirement
- Growth Strategy Options
- Green and Blue Infrastructure
- The Approach to Climate Change
- Tackling Flooding and Water
- Housing Tenures and Housing Mix
- Transport and Connectivity

7.2 The full appraisals of these options were consulted on between 18 September 2024 and 27 November 2024.

7.3 The outcome of these appraisals and the comments received from the consultation have shaped which of these options have been taken forward into the Preferred Options Local Plan. A summary of comments received and how we have responded to these is set out in the Statement of Consultation.

7.4 The Growth Strategy is a fundamental part of any Local Plan and its evolution has been set out in the following section to illustrate how the options from the Further Issues and Options Paper were appraised and how these have evolved since the consultation and through further technical evidence gathering to inform a single preferred growth strategy option.

Growth Strategy Options Testing

7.5 This chapter sets out how we have tested our growth strategy options and how they have evolved from the further issues and options stage through technical evidence gathering to inform a preferred strategy in the draft Preferred Options Local Plan.

Further Issues and Options stage (2024)

7.6 Following the close of the Issues Engagement Papers consultations in July 2023 work began on identifying further issues to investigate and potential strategy options and further technical evidence was commissioned.

7.7 This work informed a series of potential options on what a future growth strategy may look like in the Local Plan Update. The Further Issues and Options Paper (September 2024) set out six initial growth strategy options:

- **Option A -** Continue with the existing growth strategy set out in our current Local Plan (Policy LP2 Strategy for Development). This currently focusses on 75% growth in Spatial Planning Areas and 25% elsewhere e.g. Key Service Centres and Small Settlements.
- **Option B -** Focus on strategic expansions to existing towns. This strategy would focus on providing new growth predominantly around our existing towns, Huntingdon, St Ives, St Neots and Ramsey.
- **Option C -** Focus growth on public transport corridors. This corridors would be located around the A428/A421, the guided bus route and future ambitions to provide East West Rail, the proposal to reroute the A141, a a public transport corridor from Cambridge to Alconbury Weald and a possible railway station at Alconbury Weald.
- **Option D -** Concentrate development around the strategic road network. This strategy would look to focus growth along the strategic road networks that run through the district, this would include areas along or near to the A1, A14 and A428/A421.

- **Option E** - Distribute growth across many settlements in Huntingdonshire and limit growth in our towns creating dispersed growth.
- **Option F** - Provide 1 one or more new community/ies plus some dispersed growth. This option would involve the allocation of one or two new settlements creating a new community. The remainder of the growth required will then be picked from a range of large and small sites across Huntingdonshire. Due to the size of the new communities each would include a mix of uses including housing, substantial employment, some retail and supporting infrastructure such as schools, community centres or health uses etc.

7.8 The Further Issues and Options Paper set out each of these options with an image followed by some of the pros and cons that the option may have.

7.9 These six growth strategy options were appraised in the SA for the Further Issues and Options Paper, a summary table of their scoring have been copied here to provide a comparative analysis:

SA Obj.	Decision Aiding Questions: Will approach/ option help to....	Likely Impact of:					
		Option A	Option B	Option C	Option D	Option E	Option F
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	++	+	-	-	+
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	+	+	-	+
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	-	+	+	++	++
	• Support habitats in adjusting to the impacts of the climate emergency?	+	+	+	+	+	++
SA3	• Maintain and where possible improve the quality and availability of water resources?	-	--	+	+	++	--
	• Minimise the risk of flooding from all sources?	-	-	+	+	++	++

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SA Obj.	Decision Aiding Questions: Will approach/ option help to....	Likely Impact of:					
							Option F
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?						-
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?						+
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?						+
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?						N
SA6	• Protect sites of designated biodiversity or geodiversity significance?						+
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?						+
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	-		+	+	+	+
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	-	-		+	+
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	++	+		+	++
SA10	• Support and enhance the more deprived areas of the district?	N	N	N		+	+
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	-		N	+
SA11	• Contribute to regeneration activities?	++	-	N	-	-	N

SA Obj.	Decision Aiding Questions: Will approach/ option help to....	Likely Impact of:					
		Option A	Option B	Option C	Option D	Option E	Option F
	• Enhance and diversify economic opportunities with the district?	+	++	++	++	+	++
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	++	++	N	-	+
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	++	+	++	-	++
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	++	+	--	-	-
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	-	-	+	+	++	+
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N	N	N

7.10 Consultation on these options ran between 18 September 2024 and 27 November 2024. Responses were asked on which of these options were preferred, there was also the opportunity to put forward an alternative option to these (Option G).

7.11 Of these six options, most responses to the Further Issues and Options consultation preferred a hybrid option based around existing strategy (option A) with a focus on towns (option B) and with elements of other options included. Key reasons for the option choices were that they could utilise existing infrastructure, reduce car dependency, and supports town centre vitality. Key concerns raised on the options included protecting rural areas, the countryside, designated landscapes, and natural environment in addition to ensuring that growth sites have good access to existing infrastructure, such as roads, sewage, and public transport.

7.12 Many supported an option that enforces sustainable locations for development supported by public transport, employment, appropriate infrastructure and reduction in congestion (options A, B and C). Responses in principle supported promoting sustainable travel (Option C), but concerns were raised about whether this option would result in fragmented development, too much reliance on transport projects and potentially greater integration challenges. Focussing growth around the strategic road network (option D) was supported by those promoting logistics but was viewed by

7 Stage B2: Developing plan options

others as the least sustainable due to increased car dependency and environmental impacts not aligning well with climate and accessibility ambitions.

7.13 Of the remaining options, those that wished an alternative option (Option G) generally identified scenarios such as proportionate growth of existing sustainable settlements. Option E dispersed growth was associated with assisting in providing affordable housing and supporting local services but was also viewed by some respondents as being the least sustainable as it could increase car usage, put additional strain on infrastructure in smaller settlements and does not align as well with climate and accessibility ambitions. Option F with its focus on new communities was noted for its potential to deliver significant infrastructure and create self-sustaining communities. However, some concerns were raised regarding their reliance on long term infrastructure delivery, risks in isolating early residents and use of greenfield land.

7.14 Following the close of the Further Issues and Options consultation in November 2024, the responses were reviewed and these six options were further refined into four reasonable alternative growth strategies which were taken forward for further technical testing (see the following table). The consultation showed that Options A, B and C were generally favoured, these have therefore formed the basis for two of the refined Strategy Options but elements of all Options have been taken forward into the refined reaosnable alternatives. Each Strategy Option proposes enough housing growth to meet the Government's standard method number with a 10% buffer to allow for sufficient flexibility. [1]

Table 4 Growth strategy options for evidence testing

Strategy Option	Description	Evolution from Further Issues and Options
Strategy 1 - Strong focus on towns and cities	Focusing on market towns in Huntingdonshire and proximity to Peterborough, includes Godmanchester which is close to Huntingdon, Farcet, Yaxley and Alwalton due to proximity to Peterborough and strategic sites and large-scale commercial near Peterborough. Includes Service Centres that fit with the strategy (Godmanchester and Yaxley), and also Local Service Village & Village sites completely in flood zone 1 to satisfy the sequential test. Strategic sites include Lodge Farm, Chesterton Garden Village, Chesterton land west of the A1 option A (commercial), Nook Farm, Sibson Garden Community, East of St Neots and Brampton Cross (commercial)	Options A, B, C

1 For each option, there is a strong focus on finding sites as a priority in flood zone 1, then flood zone 1 with minimal surface water flood risk, then flood zone 1 with more substantial surface water flood risk, then 80% flood zone 1 with minimal surface water flood risk.

Strategy Option	Description	Evolution from Further Issues and Options
Strategy 2 - Sustainable locations served by public transport employment and infrastructure i.e. Market towns and service centres	Focusing on market towns in Huntingdonshire and Service Centres. Includes sites in the Service Centres of Alconbury, Bluntisham, Brampton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Stilton, Yaxley and also Local Service Village and Village sites completely in flood zone 1 to satisfy the sequential test. Strategic sites include Lodge Farm, Wyton Airfield and East of St Neots.	Options A, B, C and partially option D and considering responses to option G
Strategy 3 - Dispersed growth to support existing settlements – Some market town growth, but focus on service centres, large villages and villages	Dispersed growth with some market town development in Huntingdonshire, but with more focus on the Service Centres, Large Villages and Villages. Service Centres include Alconbury, Bluntisham, Brampton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham, Stilton, Yaxley. Local Service Villages include Alwalton, Earith, Ellington, Elton, Farcet, Great Gransden, Great Paxton, Great Staughton, Hemingford Grey, Hilton, Needingworth, Pidley, Spaldwick and The Offords. Sites are also identified within 23 villages. Also includes Local Service Village and Village sites completely in flood zone 1 to satisfy the sequential test. Strategic sites include, Chesterton land west of the A1 option A (commercial), Lodge Farm and Wyton Airfield and East of St Neots.	Option E and partially option D and considering responses to option G
Strategy 4 - Freestanding strategic developments and limited dispersed growth – Some market town growth, but focus on freestanding strategic sites, some small freestanding sites and service centres and large villages	Focus on freestanding strategic sites including Sapley Park Garden Village, Brampton Cross (commercial), Chesterton Garden Village & Bottom Lodge Farm (Chesterton), The Lattenbury's, Wyton Airfield and Hungary Hall Farm. Remaining development distributed in Service Centres and Local Service Villages with no village development. To support the freestanding strategy Colne Fen was identified for commercial leisure, Galley Hill in Fenstanton for commercial use and Midloe Grange for BNG uses.	Option F

7.15 Following the Call for Sites, the Land Availability Assessment (LAA) and Sustainability Appraisal (SA) were used to identify the sites available and suitable to be included within the chosen options and secondly to inform the final assessment of those options to direct the council to a preferred option for growth. The findings from the Integrated Water Management Study (Strategic Flood Risk Assessment and Water Cycle Study) have been used as part of the assessment of sites within the LAA and SA.

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7.16 The Strategic Flood Risk Assessment shaped the development of the site options chosen for testing in the Infrastructure Delivery Study, Strategic Transport Assessment and Habitat Regulations Assessment by providing assessment of flood risk and which sites are sequentially preferable. Also, the Water Cycle Study identified areas where there are current and potentially future issues to help inform site selection and phasing of sites in the housing trajectory and also inform approaches to Integrated Water Management and policy development.

Sustainability Appraisal of the four refined strategy options

7.17 To appraise the sustainability merits of each growth strategy option in detail, a separate SA has been undertaken for each and set out in the following tables. A summary of the appraisal is provided at the end of each table. Following these appraisals, a summary table of their scoring have been copied here to provide a comparative analysis.

Strategy 1 - Strong focus on towns and cities

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	Strategic expansions to existing towns would focus development towards the more sustainable settlements in the district. This scale of development will also support new services and facilities to meet the needs of development. This option therefore provides greater opportunities to reduce the need to travel to meet day to day needs and enhance the opportunities for active travel by reducing journey lengths reducing emissions outputs. These locations are also more likely to have established sustainable travel options such as good bus routes and potentially railway provision. Focusing development towards these areas could incentivise use of public transport and support their continuation and potential expansion aiding a wider modal shift in travel behaviours which would reduce emissions outputs.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			This strategy can support enhancements to green infrastructure in and around the towns which can help to increase absorption and dissipation of nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	Focusing development towards the towns and larger urban areas may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected. This option could support habitats within and around towns, three of which are closely related to the Ouse Valley green infrastructure corridor, however, it would not necessarily support adjustments of habitats more widely across the district and may give rise to increased development pressure on sensitive sites.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?		The cumulative impact of development and particularly of strategic expansions on water infrastructure will be greater in the towns and towards the north of the district near Peterborough and as such require upgrades to ensure sufficient capacity. This could be particularly acute in the early stages of development as infrastructure is delivered. All of our towns experience some issues with flooding so focusing development towards these areas may make them less resilient to flooding overall depending on the specific locations chosen for development.
	• Minimise the risk of flooding from all sources?	-	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	This strategy may result in some opportunities for previously developed land regeneration within towns and may also reduce the need for greenfield land especially as it could facilitate more dense development. Denser development may also minimise the use of higher grade agricultural land. It is recognised that there are limited major development opportunities within our towns so it is likely that large amounts of greenfield land around them will face development pressure to deliver strategic urban extensions.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	This strategy is more likely to see development located in good proximity to accessible open and natural greenspace or be of a scale to provide new accessible open and natural greenspace to spread the cumulative impact of increased recreational pressure and use. This option can support and enhance connectivity to existing green infrastructure areas located within or nearby to towns but may not support those in other parts of the district.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	-	Focusing development to the towns may give rise to more concentrated adverse impact on sites such as Portholme Meadow, Hinchingbrooke Park and in neighbouring authority areas such as Orton Pits but through development could also enhance them and connectivity between them. Largescale strategic extensions to towns may be of a scale that could provide mitigation and opportunities for enhancements to habitat connectivity and provide greater biodiversity benefits.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	This strategy could have a cumulative adverse impact on the character of our towns. Directing growth towards these areas is likely to adversely impact their character and landscape setting as development may likely be in the form of peripheral edge of settlement development, the historic centres of these towns are likely to be
	• Reinforce local distinctiveness and a sense of place?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			largely unchanged through. Additionally, the strategy could direct new settlement proposals towards the north of the district resulting in substantial change in landscape within the Northern Wolds, Fen Margin and Nene Valley Landscape Character Areas. Some landscape impacts could be mitigated as the scale of such proposals can provide strategic scale green infrastructure.
SA8	• Promote actions to reduce contributions to air pollution?	-	Focusing development within and around our existing towns could have a cumulative impact on raising pollution levels or be impacted by pollution if in close proximity to the strategic road network. The scale of potential development could however provide mitigation.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This strategy would focus most housing growth around the district's main towns which provide sustainable locations. However, there is the risk that strategic scale expansion locations would be peripherally located and so will be at a significant distance from central facilities although due to their scale some facilities would be expected to be provided within the sites. New settlement proposals can provide services within the site so that they are largely self sustaining and provide additional provision on areas where existing provision is limited.
SA10	• Support and enhance the more deprived areas of the district?	N	This strategy would support growth in the towns where most of the more deprived urban areas are located but offers limited support for growth in areas of rural deprivation. This strategy would focus most housing growth around the district's main towns which currently provide the best offer for social and community facilities and services. Additional services and facilities could be included within the strategic expansion locations and new settlements reducing potential social exclusion and inaccessibility to key services and facilities.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	-	This strategy could contribute towards regeneration activities in our towns and larger villages where they exist. However, recognising that growth will likely be on the edge of existing towns and potentially new settlement proposals, the strategy is unlikely to support regeneration activities as this would primarily involve greenfield sites. This strategy allows for both large scale growth which could support enhanced and diversified economic opportunities with the benefit of proximity to concentrated labour forces and supply chain businesses. Also, focusing most growth primarily in and around the main towns and nearby other urban areas like Peterborough would provide continuity for investors and support enhancement of existing economic opportunities; scope for diversification may be limited by the more consistent nature of the land offer.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	This strategy allows for maximisation of the usage of existing infrastructure and services supporting their provision and has the potential to support additional provision in locations that could also serve the wider community. New settlements nearby to existing urban areas have greater opportunities to deliver extensions to existing sustainable and active travel routes and be of a scale to sustain these. However, these could take some time to deliver.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Strategic expansions could support large scale investment opportunities through a greater diversity of sites being available around existing towns, this could also support smaller units for small and growing businesses to start up. This could improve the resilience of the local economy and promote growth opportunities for local companies without the need for significant relocation. This strategy
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		may not best support the rural economy and established employment areas located outside of the towns. It could support sustainable tourism where this is located within or around the towns.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Focusing most growth around the towns would provide enhanced local spending power and expanded catchment populations to support town centre uses enhancing their attractiveness for investment. Although largescale strategic extensions would be expected to provide some main town centre uses to meet the day to day needs of residents, the application of the sequential test may be required to minimise potential impact on the town centre.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	This strategy could have a cumulative adverse impact on the character of our towns particularly strategic expansions which are likely to be peripheral edge of settlement proposals. These proposals will likely have their own distinct identify which may alter the overall character of the settlement and are unlikely to significantly impact the historic centre of towns. New settlement proposals can be designed with placemaking being a fundamental factor so that its identity and sense of place is established early on in development and evolves as places become more established.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This strategy provides opportunities for identification of additional assets of archaeological value depending on the location of sites brought forward for development.

Summary of SA

Overall strategy 1 has some clear sustainability benefits, it performs very positively against SA objectives 1, 9, 10, 11 and 12 and positively against SA objectives 4, 5, 13, 14 and 15. It performs negatively against SA objectives 2, 3, 6, 7 and 8 with a particularly negative score against SA3 regarding the availability of water resources. These are by virtue of focusing development development towards areas where there is existing infrastructure which could give rise to cumulative pressure,

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but also supports opportunities for strategic scale growth such as new settlements nearby to urban areas but distinct from them. The strategy focuses development towards sustainable locations can support a range of settlements and while the strategy does not preclude development within smaller villages, this is not its emphasis so there may be limitations towards supporting development and services rural areas.

Updates after initial appraisal

Strategy 2 - Sustainable locations served by public transport employment and infrastructure

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	Focusing development towards sustainable locations such as market towns and service centres due to their more comprehensive range of services and facilities and access to public and sustainable travel modes which helps to reduce carbon emissions. These areas are also more likely to have established public transport options such as bus routes and railways. Focusing growth along public transport corridors could incentivise take up of public transport and support their continuation and potential expansion aiding a wider modal shift in travel behaviours which would reduce emissions outputs. This strategy can support enhancements to green infrastructure in and around the towns and larger villages which can help to increase absorption and dissipation of nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	Focusing development towards sustainable locations well served by public transport may not focus development in locations most resilient to the impacts of climate change in particular due to enhanced flood risk depending on the nature of the specific locations selected.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Support habitats in adjusting to the impacts of the climate emergency?		This strategy could support habitats within and around our towns three of which include the Ouse Valley green infrastructure corridor, however, it would not necessarily support adjustments of habitats more widely across the district. There may be opportunities to support sites that are located within or adjacent to public transport corridors such as along the A1, A141 and A428/A421, equally this development could give rise to adverse impact on these sites.
SA3	• Maintain and where possible improve the quality and availability of water resources?	-	The cumulative impact of development on water infrastructure may be greater in certain locations and as such require upgrades to ensure sufficient capacity. Locating development along public transport corridors may help to minimise this pressure. All of our towns experience some issues with flooding so focusing development towards these areas may make them less resilient to flooding overall depending on the specific locations chosen for development. Locating development along public transport corridors may help to minimise this pressure.
	• Minimise the risk of flooding from all sources?	-	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	This strategy may result in some opportunities for previously developed land regeneration within towns and some larger villages where there are opportunities. These may reduce the need for greenfield land especially as it could facilitate more dense development. This strategy may be able to facilitate more dense development, especially in and around towns and larger villages, which could minimise the use of higher grade agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	This strategy is more likely to see development located in good proximity to accessible open and natural greenspace or be of a scale to provide new accessible open and natural greenspace. This strategy can support and enhance connectivity to existing green infrastructure areas located within or nearby to towns and larger villages but may not support those in other parts of the district.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	-	Focusing development to the towns may give rise to more concentrated adverse impact on sites such as Portholme Meadow, Hinchingbrooke Park, Paxton Pits and other protected sites. Development along public transport corridors could help to minimise this pressure but may still give rise to impact on protected sites or valuable habitat along these routes but could also provide opportunities for enhancements to habitat connectivity. Largescale development could provide mitigation and enhancements.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	Development along the public transport corridors could have an adverse impact on the landscape and townscape setting and character of the existing settlements along these routes without appropriate masterplanning. There could be particular cumulative pressure as development may likely be on the peripheral edge of settlements but wider landscape impact across the district is minimised. The impact will depend on the concentration and location of specific sites.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	-	Development could be adversely impacted by pollution arising from its proximity to the road network including the A1, A141 and A428/A421 and equally focusing development along these corridors may raise pollution levels.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This strategy would focus most housing growth around the more sustainable settlements of the district. However, there is the risk that strategic scale expansion locations would be peripherally located and so will be at a significant distance from central facilities although due to their scale some facilities would be expected to be provided within the sites.
SA10	• Support and enhance the more deprived areas of the district?	+	This strategy would support growth in the towns and larger villages which could help to support deprived urban areas within these settlements, growth along public transport corridors have opportunities to support a wider range of settlements. This strategy would offer limited support for growth in areas of rural deprivation. Focusing growth towards sustainable locations would focus most housing growth around the district's main towns and larger villages which currently provide the best offer for social and community facilities and services. Additional services and facilities could be included within the strategic expansion locations. This strategy provides greater opportunities to provide additional provision in settlements located along public transport routes and could maximise emerging enhancements and route improvements, for example along the A141 and East West Rail.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	+	Focusing growth on the outskirts of our towns could support regeneration activities as but most growth is likely to primarily involve greenfield sites on the edge of settlements. Sites along the public transport corridors may have a lesser impact on town centres but could provide additional travel to these areas which could bring greater scope for investment.
	• Enhance and diversify economic opportunities with the district?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Access to public transport corridors could help to enhance and diversify economic opportunities by providing a wider range of employment options to people in various settlements. This strategy allows for growth which could support enhanced and diversified economic opportunities with the benefit of proximity to concentrated labour forces and supply chain businesses providing continuity for investors and support enhancement of existing economic opportunities.
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	This strategy strongly aligns with delivery of this objective and would both support existing provision and support additional services and infrastructure. Growth along these corridors may enhance the viability of these routes supporting expansion and greater frequency of services. This is beneficial for schemes within the A141 and East West corridor who could also help to deliver strategic transport improvements.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Access to public transport corridors could help to enhance and diversify investment opportunities and provide longer term resilience for the local economy and indigenous companies through proximity of sustainable means of travel to work for employees. It could improve the resilience of economic areas in larger villages and promote growth opportunities for local companies without the need for significant relocation. It may have limited impact on sustainable tourism in rural areas but could support tourism within the towns and larger villages.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	Public transport corridors typically connect between larger centres and enhanced growth along them could expand the accessible catchment population. Growth along these corridors may enhance

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			the viability of these routes supporting expansion and greater frequency of services. This can provide greater investment and attraction to town centres as connectivity will be enhanced.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	Development along the public transport corridors could have an adverse impact on existing settlements but could also be of a scale that can be successfully integrated. The impact will depend on the concentration and location of specific sites. There could be a risk of cumulative pressure of development along these routes and being concentrated around certain sustainable settlements such as the market towns.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This strategy provides opportunities for identification of additional assets of archaeological value depending on the location of sites brought forward for development.

Summary of SA

Overall strategy 2 has some clear sustainability benefits, it performs very positively against SA objectives 1, 9, 10, 11, 12 and 14 and positively against SA objectives 2, 4, 5, 13 and 15. It performs negatively against SA objectives 3, 6, 7 and 8 with no very negative scores. The benefits arise by virtue of focusing development development towards areas where there is existing infrastructure such as public transport. The appraisal notes that this could give rise to cumulative pressure on sustainable areas, it recognises that growth can facilitate further infrastructure and transport enhancements particularly along the the A141 corridor and East West rail. The strategy focuses development towards sustainable locations can support a range of settlements and while the strategy does not preclude development within smaller villages, this is not its emphasis so there may be limitations towards supporting development and services rural areas.

Updates after initial appraisal

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Strategy 3 - Dispersed growth to support existing settlements

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	-	This option would spread development across the district including potentially to places that are not currently well served by sustainable modes of transport. This could incentivise car usage and make carbon reduction targets more challenging to achieve. Distributed growth is unlikely to compromise existing green infrastructure but is unlikely to make strategic enhancements. Development likely to be of a scale where localised connections and/or enhancements could be made alongside development to increase the rates of absorption and dissipation of nitrogen dioxide and other pollutants locally.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	Dispersed growth provides opportunities to spread development across the district to areas that may be more resilient to the impacts of climate change in particular those at lowest risk of flooding and be of a scale that would have less of increasing the risk of flooding elsewhere. This option could support habitats at a localised scale.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Dispersed growth is more likely to provide development of a propionate scale across the district putting less cumulative pressure on infrastructure. Dispersed growth provides opportunities to spread development across the district and in areas that may be less at risk from flooding.
	• Minimise the risk of flooding from all sources?	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	-	Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas. Also densities in these areas are likely to be much lower which could increase the use of greenfield land. There is increased potential for agricultural land of higher quality being being used for development.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	Distributed growth may result in some developments in locations that have limited existing provision of accessible open and natural greenspace and also of a scale where such space is not provided alongside the development. Distributed growth is unlikely to compromise existing green infrastructure but is also of a scale where connections or enhancements are made to them alongside the development but this will be dependent on the location of proposals.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Distributed growth is unlikely to have a significant adverse impact on such sites but this would be dependent on specific site proposals. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale but this would be dependent on specific site proposals.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements. There is some risk to local character if developments are of a scale or type that does not harmonise with their context.
	• Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	• Promote actions to reduce contributions to air pollution?	+	A dispersed approach is unlikely to increase pollution levels substantially but this is dependent on location, scale and use of proposals.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	This option may support growth in some sustainable settlements with local service provision to meet needs with the growth potentially helping to support and maintain service levels. However, dispersal to small villages without any local services would not support sustainable development as travel would be required to meet many needs.
SA10	• Support and enhance the more deprived areas of the district?	+	This option could support growth across more deprived areas in rural areas and to a lesser extent within towns depending on specific development sites brought forward. A high proportion of our villages have some form of social and community facilities and services but these are limited in most smaller villages reducing the overall range of services and facilities that could be accessed.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	-	Although dispersed sites in villages could include some previously developed land this option is unlikely to significantly contribute towards regeneration activities but this would be dependent on specific proposals. There may be greater opportunities within market towns or larger villages. Dispersed growth may diversify economic opportunities but the scale may be limited within village environments. It could also support the retention of existing established employment areas within the countryside or within villages.
	• Enhance and diversify economic opportunities with the district?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	The potential locations for dispersed growth would have a variety of active travel and public transport services with some having none. Sufficient growth would need to be concentrated in particular locations to support additional provision.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Dispersed growth may diversify economic opportunities but the scale and economic attractiveness of less sustainably located village sites may fail to attract much new investment, however they provide opportunities for local and small businesses to start up or expand. This option could benefit retention and growth of indigenous companies by facilitating growth in or near their current sites and support opportunities for sustainable tourism.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	-	This option would contribute little to achieving this objective although there would be some enhanced local spending power and expanded catchment populations around all our towns they may not be sufficiently concentrated to facilitate significant modernisation.
SA15	• Strengthen a local sense of place?	++	This option has the opportunity to spread development of a proportionate scale across the district supporting the vitality of settlements.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This option provides opportunities for identification of additional assets of archaeological value depending on the location of sites brought forward for development. Dispersed growth within or on the edge of existing settlements may have an impact on heritage assets but this would be dependent on the location and scale of development proposals.

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Summary of SA

Overall strategy 3 has some clear sustainability benefits, it performs very positively against SA objectives 2, 3 and 15 and positively against SA objectives 6, 7, 8, 9, 10, 11 and 13. It performs negatively against SA objectives 12 and 14 with a particularly negative score against SA 4 regarding the potential for greater amounts of greenfield land that is potentially of higher agricultural value to be used within this strategy. It has a mixed outcome against SA objectives 1 and 6. The strategy has a somewhat positive outcome by virtue of dispersing growth across the district to a wide range of settlements, the benefits of this can be in supporting growth that is proportionate, can utilise existing infrastructure capacity and sustain local services. The challenges is that these may not be of a scale to bring substantial enhancements, for example to public transport provision and reinforce private car usage.

Updates after initial appraisal

Strategy 4 - Freestanding strategic developments and limited dispersed growth

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Comprehensive masterplanning of new communities would enable public transport and active travel infrastructure to be designed from an early stage. This can provide development at a scale to sustain public transport routes. They can also be comprehensively designed to internalise traffic whereby less trips need to be made outside of the settlement because services and facilities are available within it. These serve to reduce both the need to travel and enhance low carbon transport options. Dispersed growth may result in some development in locations that would rely primarily on private car usage but a lower level of need for dispersed growth would facilitate selection of more sustainable locations. New communities are developed at a scale where new green infrastructure can be provided at scale within the development and as such increase the absorption and dissipation of nitrogen dioxide and other pollutants. Dispersed growth would have more limited opportunities to achieve this.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing infrastructure and mitigation to build in resilience against the impacts of climate change. Dispersed growth can also compliment this and spread smaller scale developments across the district in resilient areas. This could support habitats at a strategic level through establishment of new habitats within new communities and their linkages to existing habitat networks along with supporting habitats at a localised level associated with dispersed growth.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	--	A new community will likely require substantial upgrades and/or new infrastructure to meet water demands of the development. Dispersed growth is more likely to utilise existing capacity. It will depend on which new community(ies) is pursued but in principle sites of this scale are more capable of providing flood mitigation if there are elements of the site at risk. Dispersed growth can complement this and spread smaller scale developments across the district in at low flood risk areas.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	-	A new community(ies) will require a large amount of land, much is likely to be greenfield land. Various densities can be achieved in these sites which would reduce the pressure on using greenfield and in other locations less. Dispersed growth could utilise previously developed land across the district but this is likely to be minimal in more rural areas.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Depending on the location of the new community(ies) a mixture of previously developed and agricultural land may be available (for example former airfields) with the opportunity to select sites in areas of grade 3. A range of densities could be incorporated to reduce the overall land take.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	New communities can be masterplanned to include accessible and natural greenspace within them. Dispersed growth may be located in settlements with access to such areas but there may be some where it is not readily accessible. New communities can be masterplanned to include new green infrastructure and also be of a scale to link to existing strategic priority areas. This is dependent on the location of the new community and what opportunities exist for enhancements and connections. Dispersed growth is unlikely to significantly impact on strategic green infrastructure.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	New community proposals could have a greater impact on nature sites if they are in close proximity to them, they are also of a scale that could provide greater mitigation. Their location in proximity to other settlements is also a factor when considering the cumulative impact on protected sites. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale. New community proposals could provide new nature sites within them which could connect to designated sites or habitats of value such as ancient woodland. Distributed growth is unlikely to result in significant opportunities to enhance connectivity beyond at a localised scale.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	+	New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, this could utilise local landscape characteristics, historic features of the site or nearby settlements as inspiration. This can take many years to develop and requires a mix of uses providing employment, retail, open space and community uses as well. Dispersed growth can also be of a scale proportionate to settlements that can harmonise with their context.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+	A new community is of a scale that could result in increased levels of pollutants but is also of a scale that can mitigate any sources of pollution. Dispersed growth is unlikely to be of a scale to substantial increase levels of pollution but this is dependent on location, scale and use of proposals.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This option offers the opportunity to provide new communities with integral services and facilities to meet the needs of residents alongside some housing growth in more sustainably located villages which can benefit from and support existing services. New communities will provide a wide range of housing types, sizes and tenures.
SA10	• Support and enhance the more deprived areas of the district? • Maximise opportunities for access to existing or proposed social and community facilities and services?	+ +	New communities are unlikely to support or enhance more deprived areas although they could contribute to assisting in reducing rural deprivation as could the dispersed growth element. New communities would be expected to provide social and community facilities and services within them but the range of provision is likely to be limited compared to long established larger villages and towns. Provision for the dispersed element of growth would depend on specific settlements where growth was focused.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	N	The impact of this option will depend on the nature of the new community sites selected and whether they comprise previously developed land in need of regeneration. New communities would be designed to include substantial areas for economic development to provide balanced communities and reduce the need to travel to work. Such locations would enhance and diversify economic opportunities. Combined with some dispersed growth this option would provide a wide choice of economic development site types. Dispersed economic growth can help to support economic opportunities in more rural areas and also support existing established employment areas.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	New communities would be expected to fully integrate active travel and public transport infrastructure within their designs. However, public transport services would need sufficient connectivity to major centres to be viable in the long term. Dispersed growth elements would be able to make a variable contribution to this objective and sites are unlikely on their own to substantially enhance active and public travel options.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	++	New communities would be designed to include substantial areas for economic development which would provide substantial opportunities for new investment and contribute to the portfolio of available sites. Strategic scale freestanding new commercial sites could provide opportunities to meet different economic demands for example in logistics and distribution centres or enable new strategic business clusters supporting regional and national sectoral needs and provide skilled jobs in high knowledge sectors.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The contribution of the dispersed element of the option could partially assist with supporting the retention and growth of indigenous companies and support sustainable tourism opportunities.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	-	New communities would be expected to include sufficient town centre uses to meet the day to day needs of residents to promote sustainable forms of development which would reduce their impact on providing support for modernisation of town centres as would the dispersal of other growth. The location of growth would impact on whether potential residents were more likely to be attracted to our existing towns or to centres in the surrounding area.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	New communities can be masterplanned and designed such that a distinct identity and sense of place can be formed and shaped, however this can take many years to fully develop. Dispersed growth can also be of a scale proportionate to settlements that can harmonise with their context.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This option provides opportunities for identification of additional assets of archaeological value depending on the location of sites brought forward for development. Dispersed growth within or on the edge of existing settlements may have an impact on heritage assets but this would be dependent on the location and scale of development proposals.

Summary of SA

Overall strategy 4 has some clear sustainability benefits, it performs very positively against SA objectives 2, 9, 10, 11 and 13 and positively against SA objectives 1, 5, 6, 7, 8, 12 and 15. It performs negatively against SA objectives 14 with a mixed score against SA 4 regarding the potential for greater amounts of greenfield land that is potentially of higher agricultural value to be used within this strategy and SA objective 3 regarding pressure on water resources and need for new infrastructure

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arising from new settlement proposals. The strategy focuses development towards new settlements, these have the potential in time to deliver new infrastructure and largely be self sustaining communities reducing the need to travel and be of a scale that could facilitate connection to public transport. The strategy also supports some dispersed growth the benefits of this can be in supporting growth that is proportionate, can utilise existing infrastructure capacity and sustain local services.

Updates after initial appraisal

Summary of the SA of the four refined strategy options

7.18 Below is a summary table of each of the growth strategy appraisals to provide a high level overview for comparative analysis of the sustainability merits of each option.

SA Obj.	Decision Aiding Questions: Will approach/ option help to....	Likely Impact of:			
		Strategy 1	Strategy 2	Strategy 3	Strategy 4
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	++	-	+
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	+	+	+
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	+	++	++
	• Support habitats in adjusting to the impacts of the climate emergency?				
SA3	• Maintain and where possible improve the quality and availability of water resources?	--	-	+	--
	• Minimise the risk of flooding from all sources?	-	-	++	++
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	+	-	-
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	+		+
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	+	-	+
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?				
SA6	• Protect sites of designated biodiversity or geodiversity significance?	-	-	+	+
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	+	N	+
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	-	-	+	+

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SA Obj.	Decision Aiding Questions: Will approach/ option help to....	Likely Impact of:			
		Strategy 1	Strategy 2	Strategy 3	Strategy 4
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	-	+	+
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	++	+	++
SA10	• Support and enhance the more deprived areas of the district?	N	+	+	++
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	++	N	++
SA11	• Contribute to regeneration activities?	-	+	-	N
	• Enhance and diversify economic opportunities with the district?	++	++	+	++
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	++	-	+
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	+	+	++
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	++	-	-
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	+	++	+
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	N	N	N

7.19 In sustainability terms, all strategies have elements where they perform positively and negatively against the SA objectives, although, on balance, Strategies 2 and 4 perform most positively.

Technical evidence testing

7.20 Growth strategy option testing has taken place across several technical evidence base documents.

7.21 As part of a suite of climate change evidence (commissioned in January 2024), **document D: Assessment of spatial strategy options** (December 2024) assessed several initial spatial strategy options and their carbon impact, recommending the most effective spatial strategy from a climate change perspective for the Local Plan Update. These spatial strategy options were:

1. Continuation of Local Plan strategy
2. Strategic expansions to existing towns
3. Public transport corridor focussed
4. Development concentrated around the Strategic road network
5. Dispersed growth plus two new settlements

7.22 These strategy options align with those in the Further Issues and Options paper. Document D identified that the public transport corridor focussed option would in climate terms likely be the least carbon-intensive if the quantity and type of development were held constant across all scenarios. It is important to note that if the spatial strategy with the lowest carbon intensity unlocks a higher quantity of development (particularly industrial / warehousing / logistics), it would not necessarily be the lowest emitting scenario, and could in fact become one of the higher emitting scenarios. Therefore, it is essential to consider the impacts holistically also taking into wider sustainability objectives and the outcomes of other technical evidence documents.

7.23 Between March and June 2025 the following technical evidence base documents were commissioned and tested the four refined growth strategy options:

- Infrastructure Delivery Study
- Strategic Transport Assessment
- Habitat Regulations Assessment

7.24 Each of these have informed the preferred option by assessing in infrastructure, transport and habitat terms which growth strategy option or potential combination of is most preferrable.

7.25 The **Infrastructure Delivery Study Stage 1** assessed each of these growth strategy options and provided an overview of the infrastructure requirements, challenges and constraints following engagement with infrastructure providers. The Stage 1 assessment concludes that it is evident from the outputs of the engagement with infrastructure providers that all of the potential strategy growth options would result in the need for significant infrastructure, to mitigate the impacts of growth, although at present, infrastructure costs are estimates and not ‘fixed’.

7.26 Key conclusions found that strategies which involve development to the north of the district (Strategy 1 and somewhat Strategy 2) will have significant cross boundary impacts with Peterborough City Council including in relation to wastewater. Also, the Highways Authority identified that a focus on dispersed growth (Strategy 3 and to some extent Strategy 4) should be avoided as it makes the provision of public transport and active travel infrastructure much more challenging. These conclusions provide an indication that Strategy 2 and potentially Strategy 4 could be most favourable in infrastructure terms. This is however also dependent on the outcomes of the Strategic Transport Study.

7.27 The **Strategic Transport Study Phase 1 Technical Note** concludes that analysis indicates that Strategy 2 performs most favourably in transport terms. The analysis identifies there is potential to develop a refined ‘hybrid’ strategy, potentially a hybrid of strategies 2 and 3, combining the

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strongest-performing elements of multiple strategies to achieve a better balance of housing and employment, maximise internal trip-making, and reduce reliance on external commuting journeys.

7.28 Strategies 1 and 4, which reflect higher growth scenarios, show the largest increases in overall trip volumes, driven by the concentration of growth at strategic sites. While both strategies benefit from more comprehensive mitigation packages—including bus enhancements, junction improvements, and Park & Ride connections—the location and scale of development continue to generate substantial travel demand, particularly by car. Strategies 2 and 3, by contrast, represent more moderate growth options and generally deliver better mode share outcomes. The distribution of development across a wider range of locations, including sites closer to existing settlements, supports a greater share of sustainable travel—especially where mitigation measures have improved bus access and connectivity. That said, the lighter mitigation applied in these scenarios results in smaller absolute gains compared to Strategies 1 and 4. Strategy 2 performs slightly better than Strategy 3, with slightly lower car dependency and stronger gains in public transport use. The Technical Note identified that the introduction of mitigation measures across all four strategies results in modest but consistent improvements in travel outcomes. These include small reductions in car mode share and incremental gains in public transport and Park & Ride usage. The scale and impact of these changes are shaped both by the level of development proposed and the extent of the mitigation package applied in each strategy.

7.29 The **Habitat Regulations Assessment Scoping Report** undertook a high level assessment of these four growth strategy options to determine adverse effects on internationally protected nature sites and provided preliminary recommendations to avoid and minimise adverse effects at European sites. The outputs and recommendations from this process are intended to help inform the preferred options. The high-level assessment concluded that, whilst adverse effects upon European sites are anticipated under each of the four strategy options, Strategies 1 and 2 are the least likely to result in adverse effects from impact pathways associated with air quality and urbanisation effects. No best performing option could be identified for impact pathways associated with water quality and quantity, and recreational pressure, at this stage.

Conclusion on strategy reasonable alternatives

7.30 Overall, four reasonable alternatives have been refined and tested to inform a preferred growth strategy in the Preferred Options Local Plan.

7.31 In sustainability terms, all strategies have elements where they perform positively and negatively against the SA objectives, although, on balance, Strategy 2 (sustainable locations served by public transport employment and infrastructure) and Strategy 4 (freestanding strategic developments and limited dispersed growth) perform most positively.

7.32 The technical evidence documents undertaken to date broadly align. It is noted that some are high level and will be refined but provide an indication on which of these strategies in infrastructure, transport, habitat and carbon emission terms perform favourably to inform a preferred growth strategy in the Preferred Options Local Plan.

7.33 Across all the technical evidence documents, Strategy 2 (sustainable locations served by public transport employment and infrastructure) is viewed as being the most favourable. This is because this strategy focuses development in locations that are already sustainable (towns and larger settlements) reducing the carbon impact of new development, maximising existing infrastructure, accessibility to transport routes and can facilitate expansions towards infrastructure and sustainable travel options in a more sustainable way. It places some development in villages but this is not the focus. In comparison, Strategy 1 places more emphasis on focusing development towards towns, cities and very close by settlements which may result in too greater infrastructure challenges particularly for waste water and transport on the A1 in the north of the district and with nearby Peterborough. The delivery of new communities is a core element of

Strategy 4, such developments of this scale typically have longer lead in times which does not adequately address housing and employment delivery earlier in the Local Plan phase.

7.34 The technical evidence identified potential benefits to all other strategy options lending to the potential for a hybrid strategy based on Strategy 2 with elements of the remaining strategies incorporated. For example, placing slightly more emphasis on some dispersed growth as per Strategy 4 to support rural areas and sustainable growth of other settlements across the district as solely focusing on the most sustainable locations could result in some social and economic disparity; also from Strategy 3 placing development along public transport routes that are located within sustainable settlements.

7.35 Therefore, Strategy 2 will form the base of a preferred options strategy with elements of the remaining three strategies being incorporated where they align to provide a hybrid option that responds to the technical evidence gathering and maximises its sustainability performance against the SA framework.

Preferred Options Local Plan growth strategy

7.36 The preferred growth strategy for the Preferred Options Local Plan is appraised later in this report in 'Our strategy for change'.

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8.1 The Preferred Options draft Local Plan (2025) sets out the preferred strategy, policies and sites. Each of these preferred options have been appraised here:

- **Development Strategy** - this consists of eighteen policies. These policies are assessed using the strategy decision aiding questions of the SA framework.
- **Development Management Policies** - this consists of four sections exploring design, employment, housing and the natural and historic environment. These policies are assessed using the policies decision aiding questions of the SA framework.
- **Sites** - this consists of 68 appraisals for 67 site allocations and the North Huntingdon Growth Cluster Opportunity Zone. These policies are assessed using the sites decision aiding questions of the SA framework unless they are of a strategic scale then the strategy questions were used to appraise the site.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Our Preferred Strategy for Development

8.2 This section of the SA appraises chapter 4 (How will Huntingdonshire grow and change) of the Local Plan Update Preferred Options Consultation Draft.

8.3 This chapter sets out our strategic policy approaches for Huntingdonshire to help deliver growth and placemaking aspirations up to 2046.

How will Huntingdonshire grow and change

8.4 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred strategy approach towards how Huntingdonshire will grow and change: Policies in this chapter and which have been appraised are:

- How much development do we expect?
- Our strategy for change
- How infrastructure will be provided
- Securing infrastructure provision
- Settlement Hierarchy
- How will we decide where a settlement boundary is
- Market towns
- Service centres
- Local service village
- Villages
- Hamlets and the countryside
- How will we promote health and well-being?
- Promoting green and blue infrastructure
- Managing flood risk
- Managing waste water
- Managing surface water
- Enabling water efficiency
- Supporting renewable energy schemes
- Transport, travel and connectivity

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

How much development do we expect?

8.5 The purpose of this policy is to clearly set out the housing and employment needs for Huntingdonshire over the plan period up to 2046.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The higher the growth target the more challenging it may be for ambitious net zero carbon targets to achieve. Other policies in the Plan can assist in ensuring new growth meets high standard of energy efficiency with good carbon credentials.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	This SA Objective is not directly relevant to this policy.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	-	The higher the growth target is likely to put increased pressure on greenfield land and also land of higher agricultural value. Huntingdonshire has limited brownfield sites remaining. Other policies in the Plan can assist in ensuring new growth avoids grade 1 land and seek development on lowest possible agricultural land first. There is also preference for brownfield land where there are opportunities.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The higher the growth target may put increased pressure on designated nature sites. The Plan is accompanied by a Habitats Regulation Assessment to assess impact on internationally important sites, it is also accompanied by an Ecological Constraints Assessment assessing impact on nationally protected sites. Other policies in the Plan can assist in ensuring new growth avoids and mitigates harm to nature and provides a biodiversity net gain and enhanced tree planting.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	N	The higher the growth target could put increased pressure on air quality but also provide opportunities for measures that could reduce air quality.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policy identifies that the district's future housing needs in the period 2021 to 2046 is at least 32,200 new homes across a range of tenures. The amount of housing development identified has come about as a result of the standard method which is the Government's tool for working out housing numbers for local authorities. The 32,200 includes a 10% buffer to help make sure the Local Plan stays up to date, and to reduce the risk of needing to find extra housing land very late in its preparation process. Within this number, a Housing Needs

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Assessment has been undertaken to inform the proportion of affordable housing, accessible, adaptable and other housing need requirements. This and other policies in the plan will support a range of housing types, sizes and tenures to support various needs. The Plan's strategy for development will also set out where this growth should be focused to support sustainable development.
SA10	• Support and enhance the more deprived areas of the district?	++	Additional housing and growth can help support more deprived areas of the district and deliver housing that meets the needs of local populations informed by the Local Housing Needs Assessment. Additional or enhanced social and community facilities could be delivered as part of this.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	+	Additional job growth could support regeneration activities where there are opportunities to do so and diversify economic opportunities across the district informed by the Economic and Employment Needs Assessment.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The policy identifies that the district's future housing needs in the period 2021 to 2046 will result in the need for some 14,400 additional jobs. The amount of jobs growth identified has come about as an integral part of the detailed calculation of requirements and has been informed by an Economic and Employment Needs Assessment.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		This and other policies in the plan will support a range of employment opportunities to support various business needs. The Plan's strategy for development will also set out where this growth should be focused to support sustainable development.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The higher the growth target could support the modernisation of our town centres by increased investments and footfall.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this policy.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	The higher the growth target could put increased pressure on heritage assets but also provide opportunity for their enhancement and conservation.

Summary of SA

The policy performs very positively against SA objective 9 and 13 and positively against SA Objectives 10, 11 and 14 and with mixed results for SA Objectives 1, 4, 6, 8 and 16. The remaining SA objectives are not directly relevant to the ambition so a neutral score has been applied. The policy overall is considered to have a beneficial effect on providing additional housing and jobs growth to facilitate growth. It provides the overall number that the Plan is seeking to achieve between 2021 and 2046 with other policies in the Plan providing the strategy and detail on how, what and where this will be delivered supported by various technical documents. Impacts are expected to be largely positive with other policies directly impacting this. Impacts will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Our strategy for change

8.6 The purpose of this policy is to set out the the overall strategic approach to growth and its distribution to support our towns, villages and countryside in having long term sustainable futures.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The policy states Huntingdonshire will align our responses to climate change to national standards to meet the Climate Change Commission's balanced pathway approach to net zero by 2050. The policy focuses growth primarily in and around our market towns, new communities and service centres which are the most sustainable places. This is due to their more comprehensive range of services and facilities and access to public and sustainable travel modes such as buses and railways which helps to reduce carbon emissions. This can support enhancements to green and blue infrastructure in and around the towns and larger settlements as well as new areas of green and blue infrastructure within new community proposals which can help to increase absorption and dissipation of nitrogen dioxide and other pollutants but will have limited impact on the remaining parts of the district.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The policy focuses growth primarily in and around market towns, new communities and service centres which are the most sustainable places and are most likely to be resilient to the impacts of climate change, new communities can be planned with climate resilience as a key theme for long term sustainability. This strategy could support habitats within and around our towns, three of which include the Ouse Valley green infrastructure corridor. The policy supports proportionate growth across the district which can support support habitats more widely across the district.
	• Support habitats in adjusting to the impacts of the climate emergency?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	The policy direct growth to where there is already existing infrastructure but the cumulative impact of development on water infrastructure may be greater in certain locations and as such require upgrades to ensure sufficient capacity. Supporting limited growth within villages can help to ease this pressure in some locations. New communities and large strategic developments can be planned with the necessary infrastructure to serve them. All of our towns experience some issues with flooding so focusing development towards these areas may make them less resilient to flooding overall depending on the specific locations chosen for development. The policy seeks to boost flood resilience and efficient use of water in recognition of the high vulnerability of parts of the district to a variety of flooding sources and our status as part of an area at serious water stress.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	This strategy may result in some opportunities for previously developed land regeneration where there are opportunities and directs development away from areas of grade 1 agricultural land. These may reduce the need for greenfield land especially as it could facilitate more dense development. New communities and other strategic developments form a key part of the strategy such as those within the North Huntingdon Growth Cluster Opportunity Zone which can help to unlock growth on the single largest previously developed site within the district at Wyton Airfield. This strategy may be able to facilitate more dense development, especially in and around towns and larger settlements, and also seeks to reuse Wyton Airfield, both of which helps to minimise the use of higher grade agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	This strategy is more likely to see development located in good proximity to accessible open and natural greenspace or be of a scale to provide new accessible open and natural greenspace. Strategic developments will be of a scale that can provide new areas of strategic green space and developments will provide more open space to balance built development. This strategy can support and enhance connectivity to existing green infrastructure areas located within or nearby to towns and larger villages but may not support those in other parts of the district at a strategic level.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The strategy for change seeks to conserve and enhance the special qualities of our internationally and nationally protected landscapes, enhance our blue and green infrastructure and biodiversity to boost recreational opportunities and nature conservation. Focusing growth towards more sustainable locations such as market towns, service centres and the North Huntingdon Growth Cluster Opportunity Zone may give rise to more concentrated adverse impact on sites such as Portholme Meadow, Hinchingbrooke Park, Paxton Pits, Aversley Woods and ancient woodland as well as other protected sites in close proximity. Largescale and strategic development could provide mitigation and enhancements as well as alternative sites which can ease the pressure arising from recreational pressure. Supporting proportionate growth to villages could help to minimise this pressure but may still give rise to impact on protected sites or valuable habitat along these routes but could also provide opportunities for enhancements to habitat connectivity.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	N	The policy sets out a strategy of change that reflects the existing character of Huntingdonshire and pattern of growth by directing new growth towards established areas that are more sustainable. There may be areas within towns and larger villages that experience gently densification to make the best use of previously developed land but the policy seeks high quality places using placemaking principles and other policies in the Plan can help to overcome any adverse effects. Additionally, there could be particular cumulative pressure on landscape character arising from largescale and strategic developments on the peripheral edge of settlements. These can incorporate landscaping and buffers to avoid coalescence between settlements and to retain a settlement's character and sense of place. This will be particularly important across the North Huntingdon Growth Cluster Opportunity Zone. Having areas of focus for development means wider landscape impact across the district is minimised. The impact will depend on the concentration and location of specific sites.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	N	The cumulative impact of development could adversely impact levels of air, light and noise pollution with appropriate mitigations. Sites nearby to the strategic road network or to railways lines and sensitive receptors could be particularly at risk. The cumulative impact of development and its proximity to the A141, A1 and East Coast Mainline Railway across the North Huntingdon Growth Cluster Opportunity Zone may impact air, light and noise pollution levels but the scale of developments can provide mitigations and also help to support modal shifts away from air usage.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This policy sets out a strategy that distributes growth across the district proportionately based on the sustainability of each settlement. It identifies that the Plan makes sufficient site allocations to meet the district's housing and employment needs in full.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			would focus most housing growth around the more sustainable settlements of the district. However, there is the risk that strategic scale expansion locations would be peripherally located and so will be at a significant distance from central facilities although due to their scale some facilities would be expected to be provided within the sites.
SA10	• Support and enhance the more deprived areas of the district?	+	This policy supports proportionate growth across the district which can help with areas of rural deprivation. Focusing growth towards market towns and larger settlements helps to support deprived urban areas within these settlements. Focusing growth towards sustainable locations would focus most housing growth around the district's main towns and larger villages which currently provide the best offer for social and community facilities and services. Additional services and facilities could be included within the strategic expansion locations to meet the day to day needs of users. The policy provides greater opportunities to provide additional provision in settlements located along established public and active transport routes and could maximise emerging enhancements and route improvements, for example along the A141 and East West Rail.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	+	Focusing growth towards towns and larger villages can support regeneration activities within these settlements. The strategy also supports the reuse of previously developed land, including Wyton Airfield. Focusing development towards the most sustainable locations but also supporting some proportionate development across the district helps to enhance and diversify economic opportunities by
	• Enhance and diversify economic opportunities with the district?	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			providing a wider range of employment options to people in various settlements. The policy identifies opportunities in a variety of sectors from high tech, defence, logistics, agricultural and tourism sectors. This approach allows for growth which could support enhanced and diversified economic opportunities with the benefit of proximity to concentrated labour forces and supply chain businesses providing continuity for investors and support enhancement of existing economic opportunities.
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	The policy strongly aligns with delivery of this objective and would both support existing provision and support additional services and infrastructure. Focusing growth towards sustainable locations such as towns and larger settlements can enhance the viability of these routes supporting expansion and greater frequency of services. This is beneficial for schemes within the A141 and East West corridor who could also help to deliver strategic transport improvements. The North Huntingdon Growth Cluster Opportunity Zone in particular can help to deliver strategic enhancements along the A141 including a bypass and active and sustainable travel routes as well as link in with any future railway station at Alconbury Weald.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	This policy could help to enhance and diversify investment opportunities and provide longer term resilience for the local economy and indigenous companies through promoting support for a variety of sectors from high tech, defence, logistics, agricultural and tourism sectors. These can also be located near to where people live and in close proximity to sustainable and active travel options. It could improve the resilience of economic areas in towns and larger villages and promote growth opportunities for local companies without the need for significant relocation. It may have limited impact on sustainable tourism in rural areas and also the agricultural sector.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	The policy seeks to support town centres retaining them as vibrant areas for retail and leisure. Development within towns and in nearby settlements and on the edge of towns can help to increase footfall and investment. Growth along these corridors may enhance the viability of these routes supporting expansion and greater frequency of services. The policy also supports retail and leisure within village centres recognising that for some communities town centres are too far to access regularly and that supporting these village centres is also important.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The policy sets out a strategy of change that reflects the existing character of Huntingdonshire and pattern of growth by directing new growth towards established areas that are more sustainable and be of a scale that can be properly integrated with the existing place and community. The impact will depend on the concentration and location of specific sites. There could be a risk of cumulative pressure of development along these routes and being concentrated around certain sustainable settlements such as the market towns.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The strategy for change seeks to conserve the district's designated and non-designated heritage assets, recognising the importance heritage places in the identity of the district and also to the character of the area. Growth can give rise to pressure on heritage assets but through placemaking and good design these can be mitigated where heirtage becomes a key component to sustainable places. Growth can also provide opportunities for further archaeological investigations which can bring about new discoveries and places of interest.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

Overall this policy performs very positively against SA objectives 1, 9, 10, 11, 12 and 14 and positively against SA objectives 2, 3, 4, 5, 6, 13, 15 and 16. It performs neutrally against SA objectives 7 and 8. The benefits arise by virtue of focusing development development towards areas that are most sustainable where there is existing infrastructure such as public and active travel options. The policy also supports proportionate growth in villages across the district and also new communities which provide a balanced approach to meet a range of needs and can bring with them a diverse range of housing and employment uses. The appraisal notes that this could give rise to cumulative pressure on sustainable areas, it recognises that growth can facilitate further infrastructure and transport enhancements particularly along the the A141 corridor and East West rail. It identifies the need to for sustainable growth that works towards national climate reduction targets, boost towards flood resilience and reflecting the character of the district supporting high quality places and spaces that promote health and wellbeing.

Updates after initial appraisal

How infrastructure will be provided

8.7 The purpose of this policy is to set out how appropriate infrastructure to support new development is provided without adversely impacting quality of life through new growth.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	++	The policy requires that a development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact working with providers. This includes wastewater and water management infrastructure and treatment works as well as flood protection measures. This should work alongside the Infrastructure Delivery Plan which identifies anticipated infrastructure needs and priorities and recognises potential funding shortfalls. The policy requires that proposes provide a suitable mechanism to ensure the appropriate and sustainable long-term governance, stewardship, maintenance and management of infrastructure.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The policy requires that a development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact, including green and blue infrastructure. It requires that proposes provide a suitable mechanism to ensure the appropriate and sustainable long-term governance, stewardship, maintenance and management of infrastructure.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy requires that the design and siting of new infrastructure respects the character and appearance of the local area.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	The policy requires that a development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact, including active and sustainable transport which can help to facilitate a reduction in air quality arising from new development.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	+	Securing the relevant infrastructure to support development can help to support deprived areas of the district and also secure opportunities for new or enhanced social and community facilities.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	N	Securing the relevant infrastructure to support development can help to support new economic opportunities are supported with the the relevant and required infrastructure.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The policy requires that a development proposal will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure and facilities arising from the proposal to mitigate its direct and cumulative impact, including active and sustainable transport.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Securing the relevant infrastructure to support development can help to support new economic opportunities are supported with the the relevant and required infrastructure.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Securing the relevant infrastructure to support development can help to support town centres through enabling development whose population then utilises town centres.
SA15	• Strengthen a local sense of place?	+	Securing the relevant infrastructure to support development will help settlements retain their sense of place.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objectives 3 and 5 and positively against 7, 8, 10, 11. 12, 13, 14 ad 15. The remaining objectives have a neutral score as they are not directly relevant to the policy. The policy overall is considered to have a beneficial effect on securing the necessary infrastructure to mitigate the impacts of new growth. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

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Securing infrastructure provision

8.8 This policy sets out how infrastructure will be funded to mitigate the impacts of new growth by providing adequate infrastructure is provided and that other services to meet economic, social and environmental needs are secured.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Planning obligations may be required to contribute towards measures such transport enhancements and sustainable and active travel routes which can help to reduce the need to travel via private vehicles, support upgrades to utilities and energy infrastructure which may include renewable and low carbon sources of energy. Planning obligations may also be required to mitigate impact on the natural environment and biodiversity which can also enhance the potential for carbon capture.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	Planning obligations may be required to contribute climate mitigation and adaption measures such as those impacting the natural environment and biodiversity, flooding and utilities and energy infrastructure.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Planning obligations may be required to contribute towards drainage and flood prevention and protection infrastructure.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	Policy is not locationally specific; however, planning obligations may be required to contribute additional open space or improve existing areas. For larger development proposals there may opportunities to contribute towards strategic enhancements and improvements to green and blue infrastructure.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Policy is not locationally specific; however, planning obligations may be required to contribute towards green infrastructure and biodiversity enhancements or mitigations and will be used to secure biodiversity net gain.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	Planning obligations may be required to contribute towards measures such transport enhancements and sustainable and active travel routes which can help to reduce the need to travel via private vehicles having a positive impact on reducing air quality impacts.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	Policy is not locationally specific; however, planning obligations may be required to secure affordable housing arising from residential development.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	• Support and enhance the more deprived areas of the district?	+	Policy is not locationally specific; however, planning obligations may be required to contribute towards community facilities, education, health and social care which can support more deprived areas and increase accessibility to these services.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	+	Securing the relevant infrastructure to support development can help to support new economic opportunities are supported with the the relevant and required infrastructure.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Policy is not locationally specific; however, planning obligations may be required to secure transport enhancements and contributions to public transport and active travel routes.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Securing the relevant infrastructure to support development can help to support new economic opportunities are supported with the the relevant and required infrastructure.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Securing the relevant infrastructure to support development can help to support town centres through enabling development whose population then utilises town centres.
SA15	• Strengthen a local sense of place?	+	Securing the relevant infrastructure to support development will help settlements retain their sense of place.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	Policy is not locationally specific; however, planning obligations may be required to contribute towards public art, heirtage and archaeology.

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Summary of SA

The policy performs positively against all SA objectives, apart from SA objectives 4 and 7 as these are not directly relevant. The policy overall is considered to have a beneficial effect on securing necessary infrastructure and obligations to mitigate the impacts of new growth. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

Settlement Hierarchy

8.9 The purpose of this settlement hierarchy is to reflect the sustainability of different places in terms of their long-established roles, availability of services and community facilities, access to public transport and communications infrastructure, and the accessibility of local employment opportunities. The categories reflect both the sustainability of each place and its context and whether the services and facilities available there would draw people from other places in to use them. It is based on settlements not parish boundaries.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The settlement hierarchy policy just sets out the hierarchy of settlements, it does not set a prescribed percentage of growth to each category within the hierarchy. By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective.
	• Support habitats in adjusting to the impacts of the climate emergency?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	The policy works with other policies in the Local Plan to direct growth towards the most sustainable settlements where there may be capacity to enhance water quality and supply through infrastructure upgrades and away from areas of flood risk.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective as these settlement may have more opportunities to reuse previously developed land or land of lower agricultural quality located on the edge of existing settlements.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective as the most sustainable settlements will likely have better access to open space and potentially more opportunities for strategic green and blue infrastructure enhancements and connectivity.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The policy works with other policies in the Local Plan to direct growth towards the most sustainable settlements where there may be greater capacity and opportunity to enhance green and blue infrastructure and connectivity between habitats to support biodiversity.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	• Promote actions to reduce contributions to air pollution?	N	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective by minimising the need to travel to key services, however increased development may result in more cars on local roads which may adversely impact local air quality.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective.
SA10	• Support and enhance the more deprived areas of the district?	+	The policy works with other policies in the Local Plan to direct growth towards the most sustainable settlements maximising accessibility to community services and facilities. At the top are market towns where some of the district's most deprived areas are located so could help to achieve this objective but may have more limited impact on areas of rural deprivation and where there may be need for new or enhanced community infrastructure.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	++	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which helps to maximise opportunities for the ruse of previously developed land and also provide opportunities across the district based relatively on the sustainability of the settlement of a proposal is located within.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements where there is already good provision of sustainable modes of transport. This could facilitate route expansions or more frequent services due to a greater population catchment.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	By setting out the hierarchy it works with other policies in the Local Plan to direct growth towards the most sustainable settlements which can have a positive effect on this objective as helps in the application of proposals for employment development across the district.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The policy sets out the settlement hierarchy with Market Towns being at the top of the hierarchy meaning that these are the most sustainable settlements and proposals should be focused towards these areas. This can have a positive impact on supporting and modernising these town centres through greater footfall and investment.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The settlement hierarchy indicates the relative sustainability of our places and therefore that those settlements at the top could accommodate more growth which helps to retain the character of existing settlements and sense of place particularly for villages and the countryside.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

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Summary of SA

The policy performs very positively against SA objectives 9, 11 and 12 and positively against all remaining SA Objectives apart from SA objectives 7, 8 and 16 where the effects are uncertain or the objective is not directly relevant to the proposal. The settlement hierarchy policy just sets out the hierarchy of settlements, it does not set a prescribed percentage of growth to each category within the hierarchy. Overall, it is considered to have a beneficial effect on clearly setting out where each settlement in Huntingdonshire sits and as such working with other policies to direct development towards the most sustainable settlements. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

How will we decide where a settlement boundary is

8.10 The fundamental purpose of defining the settlement boundaries is to help answer the question ‘does a specific parcel of land on the edge of a town or village relate more to the built form of that place in its use, form, character and connectivity or does it relate more to the surrounding countryside? The 'settlement boundaries' definition below should be used to apply the 'Market towns', 'Service centres', 'Local service villages', 'Villages', and 'Hamlets and the countryside' policies.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which will help minimise the need to travel and where there is the most choice in terms of sustainable travel modes. This positively helps in reducing carbon emissions. This can also help to deliver green infrastructure within or on the edge of settlements which can help increase carbon capture arising from development and nearby uses.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary where there may be greater opportunities to adapt and be more resilient to the impacts of climate change. Through biodiversity net gain proposals can help to support habitats.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary rather than specific locations so the impact on flooding and water quality and quality cannot be ascertained as it will be dependent on each the location and scale of a proposal.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary and as a consequence to previously developed land and to land that is generally classed as grade 3 agricultural land or lower.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary where formal open space provision is more likely to be accessible than in the for providing more open countryside. Proposals on the edge of settlements may also still be in close proximity to accessible open space and natural greenspace especially within villages.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which will help to limit potential adverse impacts to designated nature sites and biodiversity.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary and so limits development in surrounding areas which can help to retain surrounding landscape character. It does however allow for development on the edge of settlements where they closely relate to the boundary. Focusing development to within the settlement boundary can result in densification and reuse of land that is being underutilised or is an eyesore so there can be benefits to enhancing townscape character, this can conversely change the townscape character over time.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	++	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which can help to reduce levels of pollution as key services and facilities are more likely to be within walking distance or accessibility by public transport.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary, however the definition also includes opportunities to build on land well related to it enabling rural exceptions housing for example. By having a clear definition of the settlement boundary policies enabling rural exceptions housing can be more effective enabling greater quantities of affordable housing to be delivered.
SA10	• Support and enhance the more deprived areas of the district?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary where basic services are more likely to be available and greatest need for new facilities. This can support communities across the district in urban and rural areas.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	++	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which can maximise opportunities for regeneration and reuse of land across all settlements. It can also provide for new or enhanced employment opportunities across the district.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which will help minimise the need to travel and where there is the most choice in terms of sustainable travel modes. Depending on the scale of a proposal there could be opportunities to expand existing provision or provide new routes.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which is likely to give some benefit in terms of enhancing the district as a business location and support employment opportunities across all settlements. This can support small rural businesses and also sustainable tourism opportunities.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Focusing development towards the settlement boundary may help town centres where proposals are located within market towns or in nearby settlements through greater footfall and investment.
SA15	• Strengthen a local sense of place?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary which can reinforce the character and sense of place of a community especially where development brings back into use old buildings or provides new housing or community and employment uses.
	• Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The policies that use the settlement boundary definition generally seek to direct development to within the settlement boundary where there may be greater concentrations of heritage assets. This could result in pressure on the historic environment but also through good design and placemaking enhance them and their settings.

Summary of SA

The definition performs very positively against SA objectives 5, 8, 9, 11 and 12 and positively against all remaining SA Objectives apart from SA objective 3 where the effects will be dependent on location and scale of proposals. The settlement boundary definition overall is considered to have a beneficial effect on directing development towards and within existing settlements with exceptions allowed for their expansion. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

Market towns

8.11 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 or adjacent to the designated Market Towns. These are the highest level in the settlement hierarchy and considered to be the most sustainable places in Huntingdonshire due to the level of services, facilities and infrastructure they contain.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	Locating development within or adjoining Market Towns has the potential to reduce and keep carbon emissions lower as development will be closely located to key services and facilities which reduce the

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	need to travel by private vehicle and also in close proximity to established and more regular public transport routes. For Huntingdon and St Neots there are also train stations enabling longer journeys to be made more sustainably. Also, scale of development and location to existing green spaces means there may be more opportunities for enhancements to green space which can capture more carbon. There are also opportunities to enhance areas of strategic scale green and blue infrastructure such as Hinchingbrooke Park, Paxton Pits and the Ouse Valley through biodiversity net gain and habitat connectivity which can facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	Development in market towns are locations where development is more likely to maximise adaptation and resilience to impacts of climate change as these are the most sustainable locations in the district.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	Development within market towns may be able to utilise existing capacity within waste water infrastructure, however the scale of potential development and the cumulative impact may result in creased pressure and need for enhancements. All of the market towns are at risk from flooding so depending on the location of proposals there may be increased impact on flooding and water quality and quality.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy provides support for a wide range of development within the settlement boundary of a market town which are more likely to be on previously developed land. The policy allows for some limited

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	development on land outside of the settlement boundary but this must meet particular criteria and other policies in the plan. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The policy seeks to focus development to locations within the settlement boundary of market towns or on land well related to it which are more likely to be either well served by open space or publicly by open space or publicly accessible green space. Proposals may be able to provide enhancements to these where they are of a scale to do so either locally or if a larger proposal could contribute to strategic enhancements to existing areas of strategic green and blue infrastructure or be of a scale to provide new areas.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	Development in market towns may have an impact on designated nature conservation sites, including cumulative impact but can also bring opportunities to contribute towards biodiversity but this be dependent on each the location and scale of a proposal.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy enables appropriate development in market towns and requires that proposals are demonstrate that they will not have a significant adverse impact on the locality. The scale and uses of proposals will have greater variation reflecting the sustainability of the settlement. This can reinforce the town's role as the focal point and retain its sense of place. The policy allows for some proposals on land well related to the settlement boundary including for community uses which may have some impact on landscape character but this could be mitigated through placemaking and good design.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	Development in market towns are less likely to have reliance on private car usage as public transport is much better and residents can walk, bicycle or wheel to key service, facilities, schools and employment. However, market towns are at the top of the settlement
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			hierarchy which may focus more growth to them, including potentially more polluting uses within established employment areas within the town. Also, historically, St Neots and Huntingdon have both been designated as Air Quality Management Areas, so an increase in development and potentially people on the roads may have adverse impact on air quality.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policy allows for development within market towns for various forms of residential development including C3, C2 and C4 (houses in multiple occupation). This provides further diversity to the housing options of people in sustainable locations.
SA10	• Support and enhance the more deprived areas of the district?	++	The policy allows for development within market towns and on land well related to them which can include social and community facilities. The policy allows for various forms of residential development including C3, C2 and C4 (houses in multiple occupation). This provides further diversity to the housing options of people in sustainable locations and can help to address deprivation as some of the more deprived neighbourhoods within the district are located within market towns.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	+	The policy enables appropriate development in market towns including provision for proposals that are on previously developed land which could bring an enhancement to their appearance. The policy can support diversifying economic opportunities across the district by supporting the local economy through commercial, business and service development and potentially sustainable tourism through support for hotels within town centres or within 800m of a railway station or bus interchange to maximise accessibility by sustainable travel options.
	• Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Market towns are more likely to be better served by public transport but this may vary between settlements, for example buses are much more regular between Huntingdon and St Ives via the guided busway. There are also increased opportunities for active travel routes connecting them to nearby settlements. Some proposals may be of a scale that could bring about some enhancements through developer contributions to public and active travel but are less likely to be to bring about strategic scale improvements unless a proposal is for s strategic expansion to a town.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	Market towns being the most sustainable settlements within the hierarchy of settlements means that growth will be focused towards these areas which can have a beneficial impact on investment in the most sustainable settlements within the district. Supporting growth within market towns can support small and growing indigenous businesses by providing a choice of units in sustainable locations to start up, expand and relocate to. This may not be beneficial to businesses located outside of these towns in smaller settlements or in the countryside. The policy support hotels and guest house accommodation within town centres and market towns which can support sustainable tourism within these locations.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	++	Market towns being the most sustainable settlements within the hierarchy of settlements means that growth will be focused towards these areas which can have a beneficial impact on investment and footfall to town centres. The policy supports some main town centre uses in local centres across market towns, these are important for residents to meet their daily needs who might be located some

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			distance form a town centre but proposals must be of a scale that is proportionate to the locality and may require a sequential test if over 600sqm net internal floorspace.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The policy enables appropriate and proportionate development in market towns which are more likely to be able to strengthen and reflect the sense of place of the settlement and their role as a key provider of services and facilities.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	The policy supports growth within market towns, their impact on heritage assets is dependent on the location and scale of proposals.

Summary of SA

The policy performs very positively against SA objectives 1, 2, 5, 9, 10 and 14 and positively against SA Objectives 7, 8, 11, 12, 13, and 15. It performs neutrally against SA Objectives 3, 6 and 16 and has a mixed result against against SA Objective 4. Some effects will be dependent on location and scale of proposals. The policy provides an approach to development in market towns to support their sustainable growth and role in the settlement hierarchy as being the most sustainable locations for growth maximising accessibility to services and sustainable travel options. It is considered to have an overall beneficial effect on supporting proposals in these settlements by supporting a diverse range of housing types and commercial development (retail, tourism, business) as well as local services and facilities. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land where proposals are located on land outside of the market town. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Service centres

8.12 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 or adjacent to the designated Service Centres. These are the next level in the settlement hierarchy after market towns and each is considered capable of accommodating some development sustainably due to the level of services, facilities and infrastructure they contain.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Development in service centres are more likely to have a greater impact on reducing greenhouse gas emissions as development will more likely be located within active and sustainable travel routes in close proximity to key services thus reducing the need to travel via private car. Also, scale of development and location to existing green spaces means there may be more opportunities for enhancements to green space which can capture more carbon.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	Development in service centres could provide development in areas that maximise adaptation and resilience to impacts of climate change as these are generally more sustainable.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	Development within service centres could utilise existing capacity within waste water infrastructure, however the scale of potential development and the cumulative impact may result in creased pressure and need for enhancements. Development in service centres may have an impact on flooding and water quality and quality but this be dependent on each the location and scale of a proposal.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy provides support for development within the settlement boundary of a service centre which are more likely to be on previously developed land. The policy allows for some limited development on

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	land outside of the settlement boundary but this must meet particular criteria and other policies in the plan. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The policy seeks to focus development to locations within the settlement boundary of service centres or on land well related to it which are more likely to be either well served by open space or publicly by open space or publicly accessible green space. Proposals may be able to provide enhancements to these where they are of a scale to do so.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	Development in service centres may have an impact on designated nature conservation sites and could have opportunities to contribute towards biodiversity but this be dependent on each the location and scale of a proposal.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy enables appropriate development in service centres and requires that proposals are sustainable in relation to their impact on character of the immediate locality. The scale and uses of proposals will have greater variation reflecting the sustainability of the settlement. For example for rural exceptions housing, this is limited to being no more than 50 homes or the equivalent which provides a proportionate amount of growth and to enable integration with the surrounding community. The policy allows for some proposals on land well related to the settlement boundary including for community uses which may have some impact on landscape character but this could be mitigated through placemaking and good design.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	Development in service centres are less likely to be more reliant on private car usage especially where they do not have a frequent bus service but this will vary between each settlement.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policy allows for development within service centres and on land well related to their settlement boundary which can include rural exceptions housing which are specifically built to meet the affordable housing needs of those with a local connection that settlement.
SA10	• Support and enhance the more deprived areas of the district?	++	The policy allows for development within service centres and on land well related to them which can include rural exceptions housing and social and community facilities which are specifically built to meet the needs of the community. These can positively help to address areas of rural deprivation and also support the retention or enhancement of community services and facilities.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	+	The policy enables appropriate development in service centres including provision for proposals that are on previously developed land which could bring an enhancement to their appearance. The policy can support diversifying economic opportunities across the district by supporting the local economy and potentially sustainable tourism. Within a defined local centre of service centre, the policy is supportive of commercial, business or service uses within class E (a), (b), (c), (d) or (g) and requires that the scale of the proposed use is proportionate to the locality.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Service centres are more likely to be better served by public transport but this may vary between settlements, they may have some active travel routes connecting them to nearby settlements. Some proposals may be of a scale that could bring about some enhancements through developer contributions to public transport but are less likely to be to bring about strategic scale improvements but their could be opportunities for local enhancements to active travel and connectivity.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	The policy enables appropriate development in service centres which supports employment within these settlements and an established employment areas within or nearby to them. This can support small and growing businesses. This can support the local economy and potentially sustainable tourism as well as local employment opportunities.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	Some service centres have a close relationship with a market town, for example Brampton and Godmanchester with Huntingdon. There are therefore opportunities that development within service centres can also help to support existing town centres through increased footfall and investment. To support day to day shopping and some employment within service centres, the policy allows for some commercial and retail development but limits this to 600sqm net internal floorspace unless the sequential test is passed and provision of a proportionate and locally appropriate impact assessment to demonstrate that it will not have a significant adverse impact on nearby the defined town centre of any nearby Market Town.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The policy enables appropriate and proportionate development in service centres which are more likely to be able to strengthen and reflect the sense of place of the settlement.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	The policy supports growth within service centres, their impact on heritage assets is dependent on the location and scale of proposals.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The policy performs very positively against SA objectives 5, 9 and 10 and positively against SA Objectives 1, 2, 7, 8, 11, 12, 13, 14 and 15. It performs neutrally against SA Objectives 3, 6 and 16 and has a mixed result against against SA Objective 4. Some effects will be dependent on location and scale of proposals. The policy provides an approach to development in service centres to support their sustainable growth and role in the settlement hierarchy as being some of the more sustainable locations for growth. It is considered to have an overall beneficial effect on supporting proposals in these settlements by supporting affordable housing and local services and facilities as well as commercial uses and local job creation. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

Local service village

8.13 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 designated Local Services Villages. These are the next level in the settlement hierarchy after the Service Centres and each is considered capable of accommodating a limited amount of development sustainably due to the level of services, facilities and infrastructure they offer.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Development in local service villages are likely to be of a more medium and smaller in scale meaning their contribution towards contributing to net zero carbon targets and carbon sequestration are potentially limited.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	Development in local service villages could provide development in areas that maximise adaptation and resilience to impacts of climate change but on a case by case basis could do what they can on a smaller and medium scale in terms of being climate resilient and supporting local habitats to a changing climate.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Development within local service villages are likely to be of a medium and smaller scale which have greater potential to make use of any existing capacity within waste water infrastructure. Development in local service villages may have an impact on flooding and water quality and quality but this be dependent on each the location and scale of a proposal.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy provides support for development within the settlement boundary of a local service village which are more likely to be on previously developed land. The policy allows for some limited development on land outside of the settlement boundary but this must meet particular criteria and other policies in the plan. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The policy seeks to focus development to locations within the settlement boundary of local service villages or on land well related to it which are more likely to be either well served by open space or publicly by open space or publicly accessible green space. Proposals may be able to provide enhancements to these where they are of a scale to do so.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	Development in local service villages may have an impact on designated nature conservation sites and could have opportunities to contribute towards biodiversity but this be dependent on each the location and scale of a proposal.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	+	The policy enables appropriate development in local service villages and requires that proposals are sustainable in relation to their impact on character of the immediate locality and the village as a whole. Proposals are likely to be medium or smaller in scale reflecting the sustainability of the settlement. For example for rural exceptions housing, this is limited to being no more than 30 homes or the equivalent which provides a proportionate amount of growth. The policy allows for some proposals on land well related to the settlement boundary including for community uses which may have some impact on landscape character but this could be mitigated through placemaking and good design.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+	Development in local service villages are likely to be more reliant on private car usage especially where they do not have a frequent bus service but this will vary between each village. However, development in local service villages are likely to be medium or smaller in scale meaning their impact on air quality is likely to be limited.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policy allows for development within local service villages and on land well related to their settlement boundary which can include rural exceptions housing which are specifically built to meet the affordable housing needs of those with a local connection that village.
SA10	• Support and enhance the more deprived areas of the district? • Maximise opportunities for access to existing or proposed social and community facilities and services?	++ ++	The policy allows for development within local service villages and on land well related to local service villages which can include rural exceptions housing which are specifically built to meet the affordable housing needs of those with a local connection that village. Other forms of development on this land can be for community use. These can positively help to address areas of rural deprivation and also support the retention or enhancement of community services and facilities.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	+	The policy enables appropriate development in local service villages including provision for proposals that are on previously developed land which could bring an enhancement to their appearance. The policy can support diversifying economic opportunities across the district by supporting the local economy and potentially sustainable tourism.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	Local service villages are less likely to be well served by a regular public transport but may have some service, they may have some active travel routes connecting them to nearby settlements. Proposals are also likely to be of a scale that are insufficient to bring about strategic scale improvements but their could be opportunities for local enhancements to active travel and connectivity.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The policy enables appropriate development in local service villages which supports employment within these settlements and an established employment areas within or nearby to them. This can support small and growing businesses. This can support the local economy and potentially sustainable tourism as well as local employment opportunities.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	+	The policy enables appropriate development in local service villages are more likely to be able to strengthen and reflect the sense of place of the settlement.
	• Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The policy supports some growth within local service villages which due to their generally smaller size may have greater impact on any heritage assets, this could help to conserve and enhance heritage assets as well in accordance with the local plan's heritage policy.

Summary of SA

The policy performs very positively against SA objectives 9 and 10 and positively against SA Objectives 1, 3, 5, 7, 8, 11, 13, 15 and 16. It performs neutrally against SA Objectives 2, 6, 12 and 14 and has a mixed result against against SA Objective 4. Some effects will be dependent on location and scale of proposals. The policy provides an approach to development in local service villages to support their sustainable growth. It is considered to have an overall beneficial effect on supporting proposals in villages by supporting affordable housing and local services and facilities. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

Villages

8.14 The purpose of this policy is to set out the Council's approach for development proposals on unallocated sites in or adjacent to the designated Villages. These are the largest group in the settlement hierarchy with some offering a small amount of services and facilities primarily targeted at local residents but some having very limited or no local services and facilities. Their sustainability is variable with the influence of proximity to larger villages and towns significantly impacting on their overall sustainability as places to live, work and visit.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Development in villages are likely to be smaller in scale meaning their contribution towards contributing to net zero carbon targets and carbon sequestration are potentially limited.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	Development in villages are likely not to be focused in areas that maximise adaptation and resilience to impacts of climate change but on a case by case basis could do what they can on a smaller scale in terms of being climate resilient and supporting local habitats to a changing climate.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Development within villages are likely to be of a smaller scale which have greater potential to make use of any existing capacity within waste water infrastructure. Development in villages may have an impact on flooding and water quality and quality but this be dependent on each the location and scale of a proposal.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy provides support for development within the settlement boundary of a village which are more likely to be on previously developed land. The policy allows for some limited development on land outside of the settlement boundary but this must meet particular criteria and other policies in the plan. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The policy seeks to focus development to locations within the settlement boundary of villages or on land well related to it which are more likely to be either well served by open space or publicly by open space or publicly accessible green space. Proposals may be able to provide enhancements to these where they are of a scale to do so.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	Development in villages may have an impact on designated nature conservation sites and could have opportunities to contribute towards biodiversity but this be dependent on each the location and scale of a proposal.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy enables appropriate development in villages and requires that proposals are sustainable in relation to their impact on character of the immediate locality and the village as a whole. Proposals are likely to be smaller in scale reflecting the sustainability of the settlement. For example for rural exceptions housing, this is limited to being no more than 30 homes or the equivalent of 5% growth in the number of homes in the parish in which the village is situated. This provides a proportionate amount of growth. The policy allows for some proposals on land well related to the settlement boundary which may have some impact on landscape character but this could be mitigated through placemaking and good design.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	Development in villages are likely to be more reliant on private car usage especially where they do not have a frequent bus service. However, development in villages are likely to be smaller in scale meaning their impact on air quality is likely to be limited.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The policy allows for development within villages and on land well related to villages which can include rural exceptions housing which are specifically built to meet the affordable housing needs of those with a local connection that village.
SA10	• Support and enhance the more deprived areas of the district?	++	The policy allows for development within villages and on land well related to villages which can include rural exceptions housing which are specifically built to meet the affordable housing needs of those with a local connection that village. This can positively help to address areas of rural deprivation and also support the retention or enhancement of community services and facilities.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	+	The policy enables appropriate development in villages including provision for proposals that are on previously developed land which could bring an enhancement to their appearance. The policy can support diversifying economic opportunities across the district by supporting the rural economy and potentially sustainable tourism.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	Villages are less likely to be well served by a regular public transport and may not have active travel routes connecting them to nearby settlements. Proposals are also likely to be of a scale that are insufficient to bring about strategic scale improvements but their could be opportunities for local enhancements to active travel and connectivity. The policy is more supportive towards proposals in villages where the users of the proposed development will be able to access day to day services and facilities by active travel or public transport. This will help steer development to the more sustainable villages within this category.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The policy enables appropriate development in villages which supports employment within these settlements. This can support small and growing businesses as well as those that require a more rural location for their effective operation. This can support the rural economy and potentially sustainable tourism as well as local employment opportunities.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	+	The policy enables appropriate development in villages and requires that proposals are sustainable in relation to their impact on character of the immediate locality and the village as a whole.
	• Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The policy supports some growth within villages which due to their generally smaller size may have greater impact on any heritage assets, this could help to conserve and enhance heritage assets as well in accordance with the local plan's heritage policy.

Summary of SA

The policy performs very positively against SA objectives 9 and 10 and positively against SA Objectives 1, 3, 5, 7, 8, 11, 13, 15 and 16. It performs neutrally against SA Objectives 2, 6, 12 and 14 and has a mixed result against against SA Objective 4. Some effects will be dependent on location and scale of proposals. The policy provides an approach to development in villages to support their sustainable growth. It is considered to have an overall beneficial effect on supporting proposals in villages by supporting affordable housing and local services and facilities. The policy could be enhanced to refer to agricultural land classification specifically and avoidance of the loss of high quality agricultural land. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

Hamlets and the countryside

8.15 The purpose of this policy is to set out the Council's approach for development proposals on unallocated sites within hamlets and the countryside. Such areas generally offer no local services and so have relatively low sustainability making them inappropriate for most forms of development.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	Development in hamlets and the countryside are likely to be smaller in scale meaning their contribution towards contributing to net zero carbon targets and carbon sequestration are potentially limited.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	N	Development in hamlets and the countryside are likely not to be focused in areas that maximise adaptation and resilience to impacts of climate change but on a case by case basis could do what they can on a smaller scale in terms of being climate resilient and supporting local habitats to a changing climate.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Development within hamlets and the countryside are likely to be of a smaller scale which have greater potential to make use of any existing capacity within waste water infrastructure. Development in hamlets and the countryside may have an impact on flooding and water quality and quality but this be dependent on each the location and scale of a proposal.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	Where this policy applies, it is likely that there will be some greenfield land unless there is an existing non-agricultural use on site. The policy addresses agricultural land quality by requiring that a proposal must avoid the use of grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of the economic and other benefits of the agricultural land. It also requires that a proposal minimise the use of other best and most versatile agricultural land (grade 2 to 3a) and will use the least agriculturally valuable land where possible.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	The policy applies to hamlets and countryside locations where they are less likely to be served by accessible open space. Development in hamlets and the countryside are likely to be smaller in scale meaning their contribution towards strategic green and blue infrastructure is limited.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	Development in hamlets and the countryside may have an impact on designated nature conservation sites and could have opportunities to contribute towards biodiversity but this be dependent on each the location and scale of a proposal.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy enables appropriate development in hamlets and the countryside which support and reinforce the existing sense of place and character. It also helps to conserve surrounding and wider landscape character.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	Development in these locations are likely to be more reliant on private car usage. However, development in hamlets and the countryside are likely to be smaller in scale meaning their impact on air quality is likely to be limited.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	+	The policy enables appropriate development in hamlets and the countryside which includes homes for rural workers.
SA10	• Support and enhance the more deprived areas of the district?	+	Proposals where this policy applies are unlikely to significantly contribute to this objective but it could help to support and enhance areas of rural deprivation.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	+	The policy enables appropriate development in hamlets and the countryside including provision for proposals that are on previously developed land which could bring an enhancement to their appearance. The policy can support diversifying economic opportunities across the district by supporting the rural economy and potentially sustainable tourism.
	• Enhance and diversify economic opportunities with the district?	+	

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	-	Development where this policy applies is likely to be located in areas where there is poor sustainable and potentially active travel connections. Proposals are also likely to be of a scale that are insufficient to bring about strategic scale improvements but their could be opportunities for local enhancements to active travel and connectivity.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	The policy enables appropriate development in hamlets and the countryside which supports employment that require a rural location for their effective operation. This can support the rural economy and potentially sustainable tourism.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	+	The policy enables appropriate development in hamlets and the countryside which support and reinforce their existing sense of place and character.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The policy has criteria regarding development in hamlets and the countryside that would facilitate the optimal viable use of a heritage asset, this could help to conserve and enhance heritage assets.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The policy performs very positively against SA objective 4 and positively against SA Objectives 1, 7, 8, 9, 10, 11, 13, 15 and 16. It performs neutrally against SA Objectives 2, 3, 6 and 14 and negatively against SA Objectives 5 and 12. Some effects will be dependent on location and scale of proposals. The policy does not direct growth to hamlets or the countryside but is overall is considered to have a beneficial effect on supporting proposals that require a hamlet or countryside locations. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

How will we promote health and well-being?

8.16 The purpose of this policy is to promote strong resilient communities and individuals that are healthy and active to support their physical and mental well-being.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	-	The policy does not explicitly highlight climate change mitigation and adaptation, it could be enhanced by adding a criteria that Health Impact Assessments should demonstrate how their proposal supports health and wellbeing in relation to climate change impacts. is SA Objective is not directly relevant to this policy.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	Access to open space and nature are important elements of supporting the physical and mental wellbeing of people. The policy requires a Health Impact Assessment for major development proposals to demonstrate how a proposal will maximise health and wellbeing. The policy could be enhanced to state that provision of accessible open and space and natural greens[ace should be considered as part of this.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	The policy requires a Health Impact Assessment for major development proposals to demonstrate how a proposal will maximise health and wellbeing. The policy identifies how a proposal will support active and healthy lifestyles which can include modes of transport that have less impact on air quality and can help to reduce pollution levels. These include walking, cycling and wheeling provision.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	+	The primary purpose of the policy is to promote strong resilient communities and individuals that are healthy and active to support their physical and mental well-being. The policy applies to major development which can be located anywhere in the district, the application of this policy can support rural areas where this is deprivation and also potentially within urban areas where there are opportunities. Criteria within the policy require that proposals demonstrate they will contribute to increasing social cohesion and interaction and support the needs of the most vulnerable members of our community. The policy could be enhanced to identify within the criteria that this includes access to community services and facilities.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The policy requires a Health Impact Assessment for major development proposals to demonstrate how a proposal will maximise health and wellbeing. The policy identifies how a proposal will support active and healthy lifestyles which can include walking, cycling and wheeling provision.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	This objective is partially relevant. The policy requires a Health Impact Assessment for major development proposals (residential and employment) to demonstrate how a proposal will maximise health and wellbeing. By requiring major employment development to consider health and wellbeing promotes higher quality development which is more resilient.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this policy.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 5, 8, 10, 12 and 13. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in ensuring that new major residential and employment development deliver development that considers maximising health and wellbeing. The policy does not explicitly highlight climate change mitigation and adaptation, it could be enhanced by adding a criteria that Health Impact Assessments should demonstrate how their proposal supports health and wellbeing in relation to climate change impacts. It could also be enhanced by additional criteria stating that health and wellbeing can be maximised through access to community services and facilities. Impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Promoting green and blue infrastructure

8.17 The purpose of this policy is to set out the role that provision and enhancement of strategic green and blue infrastructure has in achieving the strategy and balancing built development. The policy also sets out the Council's approach to protecting and enhancing Huntingdonshire's green and blue infrastructure for the benefit of biodiversity and the environment as well as for local residents for recreation and leisure.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	Designating the sites within the Huntingdonshire Nature Recovery Network as Green and Blue Infrastructure Priority Areas (including the Great Fen) will maximise opportunities to reduce green house gas emissions through greater opportunities to sequester carbon through the natural environment across the district as well as the absorption and dissipation of other pollutants. Huntingdonshire requires carbon capture to achieve net zero carbon by 2050 in line with national targets and the natural environment is a key source in achieving this.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	Safeguarding areas for green and blue infrastructure supports the conservation and enhancement at a strategic scale of these areas which improves adaptability and resilience to the impacts of the climate emergency and therefore supports this objective.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	Safeguarding areas for green and blue infrastructure supports the conservation and enhancement at a strategic scale of water quality of water bodies within these areas. The policy also requires that a proposal where possible contributes to the re-naturalisation of water bodies such as rivers and lakes. It can also safeguard land that could be used for flood mitigation which would support this objective.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	This option protects more greenfield land by designating them as green and blue infrastructure priority areas. Development within an area will need to align with the conservation priorities set out within the Huntingdonshire Nature Recovery Network Report. The impact on agricultural land quality will depend on the location of green and blue infrastructure. However, green infrastructure can also be used for agricultural use, for example, the Great Fen.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	Designating an extensive network of green and blue infrastructure priority areas across the district could diversify the leisure offer that green and blue infrastructure provides across Huntingdonshire as well connectivity between them. The policy requires that a proposal improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt).
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	++	Designating an extensive network of green and blue infrastructure priority areas supports habitat connectivity which may include designated nature conservation sites and other sites of biodiversity importance. Recovery and enhanced connectivity could be supported through biodiversity net gain requirements at varying scales. These Priority Areas are from the Huntingdonshire Nature Recovery Network which also feeds into the county wide Local Nature Recovery Strategy.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	This would help to conserve and enhance key areas of strategic landscape value. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	++	Land developed for green and blue infrastructure is less likely to result in pollution so less likely to impact the natural environment. Greater areas conserved for their importance for habitats and wildlife can result in improved air quality as the natural environment can absorb and dissipate pollutants.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA10	• Support and enhance the more deprived areas of the district?	N	The proposed network of green and blue infrastructure priority areas across the district will provide further areas of natural space for people to socialise in and enjoy nature. This can help to support more deprived areas where they are located close to these areas but may have a more limited impact on deprived areas in more urban locations. The policy requires that a proposal maintains and where appropriate enhances the rights of way network which can help to assist in this objective.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	
SA11	• Contribute to regeneration activities?	N	There may be opportunities for regeneration within these sites where have been previously uses which are now vacant, however these opportunities are likely to be limited. Green and blue infrastructure can provide more opportunities for local and small businesses through the provision of shops, cafes and community centres within these sites, for example those at Grafham Water and the Great Fen.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Designating an extensive network of green and blue infrastructure priority areas can provide greater opportunities for people to access nature without the need to drive as there is greater likelihood that areas of strategic scale green and blue infrastructure is within sustainable travel routes for more communities, for example Hinchingbrooke Country Park in Huntingdon and Paxton Pits near Little Paxton and St Neots. Some may still be within the countryside where access is difficult. The policy requires that a proposal maintains and where appropriate enhances the rights of way network which can help to assist in this objective.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Designating an extensive network of green and blue infrastructure priority areas across the district will support the attainment of this objective by providing further opportunities for local and small business to set up within these areas and could especially support sustainable tourism.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	+	This would help to conserve and enhance key areas of strategic landscape value. This approach reinforces their importance for local distinctiveness as these areas also fundamentally shapes the character of several of the district towns and villages.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There maybe heritage assets within green and blue infrastructure priority areas, these assets can also be conserved and enhanced as part of the wider conservation objectives of the area.

Summary of SA

The policy performs very positively against SA objectives 1, 2, 5, 6 and 8 and positively against SA Objectives 3, 4, 7, 10, 11 12, 13, 15 and 16. The remaining SA Objectives have a neutral score as they are either not directly relevant to the policy or the impacts are uncertain as they are dependent on the location and scale of a proposal. The policy seeks to expand the green and blue infrastructure network by designation the priority areas from the Huntingdonshire Nature Recovery Network which also feeds into the county wide Local Nature Recovery Strategy. It also requires that all proposals support green and blue infrastructure at varying scales. The policy overall is considered to have a beneficial effect on supporting green and blue infrastructure enabling them to meet their conservation objectives and enhance accessibility to them. Impacts are expected to be positive and will take effect gradually as proposals are made and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Managing flood risk

8.18 The purpose of this policy is to establish our approach to managing flood risk from all sources, ensuring that the users and residents of new development are not put at any unnecessary risk of flooding or new development does not contribute to flooding risk elsewhere.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The policy requires proposals to consider all forms of flood risk including breaches of flood defences or other defence failures as set out in the Council's Flood and Water SPD. This also includes consideration of how flood risk is likely to change with climate change.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	The primary purpose of this policy is to manage flood risk from all sources. The policy directs development to areas at least risk of flooding through a sequential approach and test. It 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. It includes assessment on the current and future impacts arising from climate change as well as breaches of flood defences. Criteria within the policy also requires flood defences are maintained and managed to ensure the long term safety of development from flood risk.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy has an indirect relationship with this objective as it will affect development on previously developed land. It does not direct development towards previously developed land but provides a policy

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	approach where development on previously on developed land in defended areas. This may encourage previously developed sites to come forward for redevelopment.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	Flood mitigation measures including SuDs can help with provision and quality of public accessible open space and natural green space.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Flood mitigation and SuDs arising from development can have a positive impact on supporting habitats by reducing flood risk which may harm some habitats and species, or support wetland species and habitats. This can also help to conserve sites designated for their biodiversity importance.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy is considered to have potentially beneficial effects as addressing flood risk ensures that existing places and communities are not adversely impacted by flood risk that may arise as a consequence of development. Also SuDS can have benefits in terms of landscape design within proposals and help to integrate development with their wider context. SuDs can also create distinctive and attractive greenspaces that can help new development create a sense of place.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this policy.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Addressing flood risk by locating development sequentially away form areas at risk and ensuring that flood mitigation and SuDs are delivered where they are needed can have a positive impact on supporting businesses and tourism activities making them more resilient flood risk including with climate change.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	All the the district's town centres are either located along the River Great Ouse or are at risk of fluvial flooding. This policy through tis approach of assessing flood risk form all sources including flood defence breaches provides a strong approach to supporting their resilience to flood risk protecting businesses, the local economy and key services and facilities that residents and users rely on.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The policy is considered to have potentially beneficial effects as mitigating flood risk makes a community more resilient retaining a sense of place and SuDs can have benefits in terms of landscape design with SuDs supporting distinctive and attractive greenspaces that can help new development create a sense of place.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 2 and 3 and positively against 4, 5, 6, 7,13, 14 and 15.The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in ensuring that new development adequately addressing flood risk form all sources including climate change. Impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Managing waste water

8.19 The purpose of this policy is to establish our approach to ensure waste water is managed appropriately, and sufficient capacity is provided, available and maintained throughout the plan period and lifetime of development.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The policy is considered to have potentially beneficial effects in terms of adaptation to climate change by managing water efficiently.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	++	The primary purpose of the policy is to ensure that waste water is managed appropriately and that sufficient capacity is provided to serve new development throughout its lifetime. The policy requires that a proposal protects and enhances water quality and that appropriate water treatment and pollution control measures have been incorporated into the design of a scheme.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	This SA Objective is not directly relevant to this policy.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The policy requires a proposal not give rise to concerns regarding impact to the sites protected under the Water Framework Directive and the Habitats Directive. The policy allows for exceptions to this but requires detailed evidence and consultation with Environment Agency and Natural England to assess these.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this policy.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this policy.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 2 and 6 and positively against 3. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in ensuring waste water is managed appropriately. Impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Managing surface water

8.20 The purpose of this policy is to outline our approach to managing surface water flooding associated with future development, ensuring that users and residents are not exposed to undue risk from surface water flooding and that new developments do not increase flood risk elsewhere. This policy ensures that new developments consider surface water flood impacts and implement adequate measures for water management to proactively support sustainable growth.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The policy is considered to have potentially beneficial effects as SuDs can have benefits in terms of adaptation to climate change by managing flood risk and by supporting the incorporation of rainwater harvesting.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	+	The primary purpose of the policy is to address flood risk arising from surface water, it is considered to have beneficial effects as SuDs are designed to address this risk. Also it is considered to have beneficial effects in addressing groundwater pollution. The policy requires that proposals demonstrates that all attempts have been made to reduce the pressure on the sewerage network, reduce the use of storm overflows and reduce the risk of flooding from surface water and other sources.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	The policy has an indirect relationship with this objective as it will affect development on previously developed land. It does not direct development towards previously developed land but provides policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The policy is considered to have potentially beneficial effects as SuDS can help with provision and quality of public accessible open space and natural green space.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	The policy requires a proposal not result in any adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive. SuDs can help with provision and quality natural green space which can support biodiversity and habitat creation.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy is considered to have potentially beneficial effects as SuDS can have benefits in terms of landscape design within proposals and help to integrate development with their wider context. SuDs can also create distinctive and attractive greenspaces that can help new development create a sense of place.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this policy.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	N	This SA Objective is not directly relevant to this policy.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	+	The policy is considered to have potentially beneficial effects as SuDs can have benefits in terms of landscape design with SuDs supporting distinctive and attractive greenspaces that can help new development create a sense of place.
	• Retain the character of existing settlements?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 3 and positively against 2, 5, 6, 7 and 15. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in managing surface water flood risk. All impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Enabling water efficiency

8.21 The purpose of this policy is to outline our approach to managing water efficiency and Integrated Water Management.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	N	This SA Objective is not directly relevant to this policy.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The policy approach to enhancing water efficiency has beneficial impacts on the environment and helps to adapt to a changing climate as climate change can result in increased cases of water shortage further exacerbating Huntingdonshire's supply issues.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	The policy helps provides a strong response towards promoting increased water efficiency within developments which contributes towards reducing water usage, a particularly important issue as Huntingdonshire is subject to considerable stress due to its position within one of the driest regions in the country.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The policy has an indirect relationship with this objective as it will affect development on previously developed land. It does not direct development towards previously developed land but provides policy on how contamination should be addressed in order to successfully redevelop these sites. This may encourage previously developed sites to come forward for redevelopment.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	This SA Objective is not directly relevant to this policy.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Enhanced water efficiency can have a beneficial impact on designated nature sites by conserving water important to providing habitat.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this policy.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	N	This SA Objective is not directly relevant to this policy.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this policy.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 2 and 3 and positively against 6. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in promoting greater water efficiency standards exceeding national standards addressing a particular issue facing the district. All impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Supporting renewable energy schemes

8.22 The purpose of this policy is to set out the Council's approach to renewable and low carbon energy, including those that are led by the community, to achieve reductions in carbon emissions.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable development carbon energy sources to take advantage of opportunities for decentralised low carbon energy sources or networks. This sets the approach to supporting largescale renewable energy schemes (specifically solar and wind) in helping the district meet the aspiration of 79% of its electricity being form renewable energy which is a key mechanism in which the district will achieve its net zero carbon by 2050 aspiration.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The policy should enable renewable or low carbon energy generating schemes to be developed in appropriate locations and therefore enable climate change mitigation. It supports strategic scale renewable energy schemes and also those that are community led which are likely to be smaller scale but help enable communities to be more sustainable and secure their energy supply.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	This SA Objective is not directly relevant to this policy.
	• Minimise the risk of flooding from all sources?	N	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	-	The scale of strategic renewable energy schemes will inevitably require greenfield land. The renewables Energy Assessment (November 2024) identified the contribution that rooftop solar can make but this is addressed in other design policies. The Assessment also excluded grade 1 agricultural land which is the highest quality so this land has no technical potential for ground mounted solar or wind energy.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	+	The policy will not directly deliver open and nature green space. The Renewables Energy Assessment (November 2024) identified the technical potential for renewable energy. It excludes designated

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		nature conservation sites and also the Great Fen, Grafham Water, Nene Valley and the Great Ouse Valley as these are particularly vulnerable to adverse impacts. It does not exclude renewable energy in other green and blue infrastructure areas but it steers renewable energy schemes away from the most sensitive areas and the policy requires adverse impacts are avoided and minimised.
SA6	• Protect sites of designated biodiversity or geodiversity significance?	++	The policy identifies that potential adverse impacts including those on biodiversity are avoided, and if they cannot be avoided are minimised. The Renewables Energy Assessment (November 2024) identified the technical potential for renewable energy. It excludes designated nature conservation sites and also the Great Fen and its landscape and visual setting as these are particularly vulnerable to adverse impacts. This steers renewable energy schemes away from these more sensitive areas.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The policy incorporates specific criteria seeking to address the impact of renewable or low carbon energy generating schemes on reducing impact on all landscape landscape character. The policy includes the provision for the removal of apparatus and reinstatement of the site should the scheme become redundant. It states the site should be brought back to an acceptable condition. This could be enhanced to require that adverse landscape impact is caused by the scheme is addressed.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	The aim to increase renewable and low carbon energy schemes will improve air quality as it helps to reduce carbon emissions through providing energy via cleaner sources of energy. The policy identifies that noise may increase from certain types of schemes, the policy
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			requires that any identified potential adverse impacts the proposal must seek to address them all firstly by seeking to avoid the impact, then to minimise the impact.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	N	This SA Objective is not directly relevant to this policy.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	N	This SA Objective is not directly relevant to this policy.
	• Enhance and diversify economic opportunities with the district?	N	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	N	This SA Objective is not directly relevant to this policy.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	N	This SA Objective is not directly relevant to this policy.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	++	The policy incorporates specific criteria seeking to address the impact of renewable or low carbon energy generating schemes on reducing impact on all landscape landscape character. It supports community led renewable and low carbon energy schemes which are likely to be smaller scale but help enable communities to be more sustainable and secure their energy supply.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	++	The policy incorporates specific criteria that seek to address the potential adverse effects on heritage assets and their settings of renewable or low carbon energy generating schemes. The Renewables Energy Assessment (November 2024) identified the technical potential for renewable energy. It excludes areas designated for their heirtage significance. This steers renewable energy schemes away from these more sensitive areas.

Summary of SA

The policy performs very positively against SA objective 1, 2, 6, 15 and 16 8 and positively against 5, 8 and 8. It performs negatively against SA 4 regarding the potential use of greenfield land and agricultural land quality. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in promoting renewable energy schemes of a strategic scale which can significantly contribute towards making the majority of the district's energy need being met by cleaner sources of energy and contributing to net zero aspirations; it also supports community led renewable energy and low carbon energy schemes which can support local communities through delivering a secure source of energy which may reduce costs for residents and businesses. Most impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Transport, travel and connectivity

8.23 This policy focuses on the strategic approach to transport, travel and connectivity with detailed design aspects addressed within "How will we create well designed places?".

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	Transport is the biggest source of CO2 emissions in Huntingdonshire accounting for 36%. Transport is therefore an important focus for reducing emissions, on the path to zero carbon and meeting the commitments in the 2008 Climate Change Act. The policy provides the strategic approach towards transport and travel facilitating a shift in the way that people move around the district. It provides a transport user hierarchy with pedestrians, cyclists and public transport users at the top. It provides support for strategic transport improvements such as East West Rail. These support sustainable modes of transport which help to make reductions in carbon emissions arising from transport. The policy supports digital connectivity too which can reduce the need to travel in the first place and therefore also contributes towards reducing carbon emissions.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	The policy provides the strategic approach towards a reduction in carbon emissions through supporting active and sustainable modes of transport which emit less carbon. This helps development to transition to a lower carbon future.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?	N	This SA Objective is not directly relevant to this policy.
	• Minimise the risk of flooding from all sources?	N	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	N	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	N	This SA Objective is not directly relevant to this policy.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	N	This is not directly relevant to the policy as HDC is a stakeholder to the organisations who responsibility it is to deliver strategic transport projects such as the A141 and East West. Strategic transport infrastructure may have an impact on designated nature sites where they are located along or in close proximity to routes.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	N	This SA Objective is not directly relevant to this policy.
	• Reinforce local distinctiveness and a sense of place?		
SA8	• Promote actions to reduce contributions to air pollution?	+	It provides support for strategic transport improvements such as East West Rail and the rerouting of the A141. These strategic improvements alongside enhancements to other public transport routes and options across the district will help to reduce carbon emissions and other pollutants that arise form vehicle traffic, however
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			it is recognised that these reductions will take time to be realised as strategic transport routes will take many years to deliver and be fully open.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Support and enhance the more deprived areas of the district?	+	The primary purpose of the policy is to set a strategic approach to transport and connectivity. In transport terms this provides strategic support for enhanced active and sustainable travel modes which support accessibility across the district. The strategic improvement projects highlighted include the A141 and East West Rail which are located around Huntingdon and towards St Neots, meaning most benefit will be delivered in and around these towns. The policy supports digital connectivity too by seeking continued improved to digital infrastructure across the district including provision of full-fibre gigabit capable broadband, 4G and 5G technologies. This can help to address inequalities across the district.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	N	
SA11	• Contribute to regeneration activities?	+	By supporting active and sustainable modes of transport, there may be greater opportunities for residents to access a greater range of economic opportunities. Strategic transport routes may provide additional opportunities for in and out commuting opening opportunities further afield.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	The policy provides the strategic approach to transport and connectivity. It sets out a transport user hierarchy with pedestrian, cyclists and public transport users at the top therefore encouraging more active and sustainable ravel routes across the district. It also supports strategic transport improvements such as East West Rail. The rerouting of the A141 can support the delivery of strategic scale

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			new development along within the North Huntingdon opportunity zone which can provide alongside it further active and sustainable travel routes connecting settlements along these route and into existing settlements such as Huntingdon and St Ives.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	+	Policy partially relevant. By supporting a hierarchy that priorities active and sustainable modes of transport, greater opportunities to access jobs and for businesses to locate in areas where their workforce can travel to and from work sustainably. The policy supports digital connectivity across the district which can support rural businesses and smaller businesses.
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		
	• Encourage sustainable tourism?		
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The policy could have a positive impact on supporting, enhancing and providing new modes of travel to and from town centres where there is a greater concentration of sustainable travel options such as rail and bus as well as footpaths and cycleways. The policy supports digital connectivity too which can facilitate initiatives within town centres that can attract users to high streets.
SA15	• Strengthen a local sense of place?	N	This SA Objective is not directly relevant to this policy.
	• Retain the character of existing settlements?		
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	N	This SA Objective is not directly relevant to this policy.

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Summary of SA

The policy performs very positively against SA objective 1 and 12 and positively against 2, 8 , 10, 11, 13 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in setting the strategic approach to facilitating improvements to transport and digital infrastructure. It is recognised that strategic transport and the implementation of digital infrastructure may take several years to deliver and be fully operations. All impacts are likely to be positive, and once routes are established taking effect immediately and be long lasting.

Updates after initial appraisal

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Development Management Policies

8.24 This section of the SA appraises the development management chapters of the Local Plan Update Preferred Options Consultation Draft:

- Chapter 5 - How we will create well designed places
- Chapter 6 - How we will support a strong economy
- Chapter 7 - How we will support homes for all
- Chapter 8 - How we will conserve and enhance the environment

How will we create well designed places?

8.25 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred policy approach towards creating well designed places: Policies in this chapter and which have been appraised are:

- Design context and character
- Creating high quality places and spaces
- Placemaking for larger scale developments
- Ensuring amenity for new buildings and neighbours
- Minimising embodied carbon in new buildings
- Minimising operational energy consumption in new buildings
- Retrofitting existing buildings
- Supporting carbon capture through nature
- Supporting active and sustainable travel
- Parking provision and vehicle movement
- Providing electric vehicle charging points
- Preventing and reducing air pollution
- Preventing and reducing ground contamination and groundwater pollution

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Design context and character

8.26 The purpose of this policy is to set out the mechanisms for achieving high standards of design for all developments.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	++	The primary purpose of this policy is to ensure a proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA10	• Contribute towards promoting community cohesion?	++	Requiring development to respond positively to its context and draw inspiration from its key characteristics promotes community cohesion enabling new development to integrate within or become part of existing places. This can help reduce feelings of isolation.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?		
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?		
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	++	The primary purpose of this policy is to ensure a proposal responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built
	• Promote innovation whilst respecting local character and context?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Facilitate enhancement of the public realm?		environment, to help create distinctive, high quality and well-designed places. These can include public realm improvements and help to reduce the fear of crime in areas where there may be issues.
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	++	A key elements of the responding to an area's context is responding positively to its historic character including any heritage assets. The policy clearly identifies this.

Summary of SA

The policy performs very positively against SA objectives 7, 10, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring development responds to its context and takes inspiration from its key characteristics looking at various areas of inspiration including the natural, historic and built environment. This is a key component to sustainable placemaking and ensuring new developments can be successfully integrated creating community cohesion. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Creating high quality places and spaces

8.27 The purpose of this policy is to set out the Council's approach to achieving high standards of design.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	++	The policy supports development that is energy efficient and integrates renewable energy. It also supports hard and soft landscaping measures and multifunctional green spaces and corridors which can support increased capture of carbon.
	• Increase the amount of CO2 captured by plants and trees?	++	

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	++	The policy supports development that is be energy and water efficient and consider climate resilience measures to ensure adaptability to potential changes in climate including overheating and flooding.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy supports development that is water efficient and consider climate resilience measures to ensure adaptability to potential changes in climate including flooding.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this strategy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	++	One of the criteria within the policy seeks multifunctional green spaces and corridors and public open spaces to balance built development. It also seeks walkable streets and integration of sustainable transport. These can have a positive impact on access to open space and supporting healthy lifestyles. Depending on the scale of a proposal there may be opportunities for connections to priority habitats and strategic green and blue infrastructure from new developments.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this strategy.

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	++	The primary purpose of this policy is to ensure a proposal provides a cohesive design and be high quality. This will likely have a positive impact on local character and creating places that are locally distinctive particularly in combination with other design policies.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this strategy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this strategy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	Requiring development to respond positively to its context and draw inspiration from its key characteristics promotes community cohesion enabling new development to integrate within or become part of existing places. This can help reduce feelings of isolation.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	+	The policy identifies proposals should deliver a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity and requires that utilities and the functional needs of the development are sufficiently catered for.
	• Improve digital infrastructure provision?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA12	• Support the provision of infrastructure for public transport?	+	The delivery of sustainable and active travel options are addressed in other policies but this policy supports walkable streets and supports permeability between places.
	• Support the provision of infrastructure for active travel?	+	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this strategy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this strategy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	++	The primary purpose of this policy is to ensure a proposal provides a cohesive design and be high quality including areas of amenity and private spaces. This will likely have a positive impact on local character and creating places that are locally distinctive and where people enjoy to spend time in particularly in combination with other design policies. These can include public realm improvements and help to reduce the fear of crime in areas where there may be issues.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	++	The policy is likely to have a beneficial impact on heritage assets in combination with other design policies.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

The policy performs very positively against SA objectives 1, 2, 5, 7, 10, 15 and 16 and positively against 3, 11 and 12. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on ensuring development achieve high levels of design across a wide range of aspects including building climate resilience, responding to character, meeting functional and wellbeing needs of residents and users and to be sustainable. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Placemaking for larger scale developments

8.28 The purpose of this policy is to set out the mechanisms for achieving placemaking in larger development proposals where new communities are being created. This policy will also be required to apply policies 'Design context and character' and 'Creating high quality places and spaces'.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	Effective masterplanning and design codes can help ensure that actions to tackle climate change are applied consistently across larger developments.
	• Increase the amount of CO2 captured by plants and trees?	+	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	Effective masterplanning and design codes can help ensure that actions to tackle climate change are applied consistently across larger developments.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	+	Effective masterplanning and design codes can help ensure that actions to tackle flood and water pollution are applied consistently across larger developments.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this strategy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	Effective masterplanning and design codes can help ensure that open space, natural greenspace and measures that promote healthy lifestyles are applied consistently across larger developments. It can also enable effective planning and connectivity to areas of protected habitats and strategic green and blue infrastructure.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Effective masterplanning and design codes can help ensure that any impacts to nature conservation sites are identified, avoided and minimised are applied consistently across larger developments.. There may be greater impact coon these sites considering the scale of proposals that this policy would apply to.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	++	The policy is likely to encourage high quality, distinctive design which responds to its local context and is about the mix of uses that will be consistent across larger development part of development.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	Effective masterplanning and design codes can help ensure that measures to reduce pollution and adverse impacts on air quality are applied consistently across larger developments. This can include
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			connecting sites to wider sustainable and active travel routes. The requirement for a parameter plan on large scale major developments will further help with this.
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	Effective masterplanning and design codes can help ensure that larger schemes provide a mix of housing types, sizes and tenures to meet various needs and are applied consistently across larger developments.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	Effective masterplanning and design codes can help ensure that larger schemes provide a mix of housing types, sizes and tenures to meet various needs and are applied consistently across larger developments. This can help to address social exclusion and building community cohesion from an early stage in the design process. It can also plan or new retail, education, health, leisure or cultural facilities and/or support existing provision.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this strategy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	++	Effective masterplanning and design codes can help ensure that measures to integrate sustainable and active travel modes are considered and planned form an early stage and delivered consistently across larger developments. This can include connecting sites to wider sustainable and active travel routes. The requirement for a parameter plan on large scale major developments will further help with this.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this strategy.

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this strategy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Effective masterplanning and design codes can help ensure that actions to integrate large new developments effectively with surrounding areas an communities are applied consistently across larger developments.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this strategy.

Summary of SA

The policy performs very positively against SA objectives 7, 8, 9, 10 and 12 and positively against 1, 2, 3, 5 and 15. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that larger scale developments are effectively and holistically masterplanned with appropriate design codes, parameter plans that provide an overall strategy towards their successful development. This is a key component to sustainable placemaking and ensuring new largescale developments can be successfully integrated creating community cohesion. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Amenity for new buildings and neighbours

8.29 The purpose of this policy is to ensure that the physical environment created by new development protects and promotes a standard of amenity for future occupiers and users, and surrounding uses.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy requires that impacts including overheating are made acceptable.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The policy is specifically designed so that unreasonable impacts from light, noise, air or other forms of pollution including odour, dust, heat and poor ventilation are addressed ensuring a high quality environment for users.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The objective is partially relevant to this policy. It seeks to provide a healthy living and working environment for users of the proposal and its neighbours. The policy seeks to address physical impacts, such as the loss of privacy which would be conducive to feelings of
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	wellbeing, it also addresses health impacts arising from various forms of pollution. These can help reduce feelings of isolation and build community cohesion.
SA11	• Contribute towards economic opportunities for local residents?	N	This objective is partially relevant as it seeks to that all homes, businesses and main town centre uses are capable of being served by super-fast broadband.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?		
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	++	The policy is specifically designed so that potential adverse visual effects of development are addressed to avoid and minimise health impacts on future users and neighbours of development. It is also designed so that reduction and prevention of crime, anti-social behaviour and the fear of crime are addressed.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objectives 8 and 15 and positively against 2, 10 and 11. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on ensuring development provides a high level of amenity for future users and neighbours. This is a key component to sustainable placemaking and ensuring places are healthy and that people who use and live them are happy and healthy. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Minimising embodied carbon in new buildings

8.30 The purpose of this policy is to set out our approach to minimising embodied carbon through sustainable construction, minimising demolition and reusing materials.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	The policy seeks to minimise embodied carbon where possible through the sustainable sourcing of materials and modern methods of construction. It also sets out a presumption against demolition. The policy could be enhanced to provide requirements such as embodied carbon or whole life carbon assessment to assess in detail the carbon content of development.
	• Increase the amount of CO2 captured by plants and trees?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy helps provide a response towards minimising embodied carbon within developments which contributes towards minimising carbon emissions and the impacts of climate change.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	The policy has an indirect relationship with this objective as it will affect development on previously developed land. It does not direct development towards previously developed land but provides policy on how contamination should be addressed in order to successfully redevelop these sites. This may encourage previously developed sites to come forward for redevelopment.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use within or in close proximity to existing settlements and communities. This could have a positive impact on enhancing local character.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The main purpose of the policy is to minimise carbon emissions where possible including the sustainable sourcing and reusing of buildings and materials. This can have a positive affect on air quality, where other sources of pollutants exist, the proposal could address these through the sustainable reuse of buildings.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use within close proximity to existing settlements and communities. This could have a positive impact on promoting community cohesion and reducing social exclusion.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use within close proximity to existing settlements and communities. This could have a positive impact on enhancing local character and enhancing spaces that may be derelict and susceptible to antisocial behaviour.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use where it is located where it would have an impact on heritage assets.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The policy performs very positively against SA objective 8 and positively against 1, 2, 4, 6, 7, 10, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on minimising embodied carbon and promoting the reuse of existing buildings where possible alongside the sustainable sourcing and reuse of materials. The policy could be enhanced to provide requirements such as embodied carbon or whole life carbon assessment to assess in detail the carbon content of development. All impacts (direct and indirect) are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Minimising operational energy consumption in new buildings

8.31 This policy sets out HDC's approach to delivering development that is energy efficient and maximises opportunities to reduce carbon emissions.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	The policy seeks to build to at least the national Future Homes Standard which will see homes produce between 75% and 80% less carbon emissions compared to those built under the Building Regulations Part L 2013 and be 'zero carbon ready' for when the national grid decarbonises. For non-residential development BREEAM is used. It also provides five design principles to promote energy efficiency. The policy could be enhanced to require development to exceed national standards.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy is a good step towards making new development low in carbon and make them net zero ready which contributes towards minimising carbon emissions and the impacts of climate change.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The main purpose of the policy is to maximise energy efficiency. This can have a positive affect on air quality as it helps to reduce carbon emissions.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?		
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?		
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The purpose of this policy is to set out the Council's approach to ensuring new buildings and places are sustainably constructed through enhanced energy efficiency measures.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 8 and positively against 1, 2 and 15. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in promoting greater energy efficiency standards in line with national standards reducing carbon emissions and making new buildings 'net zero carbon' ready for when the national grid decarbonises. The policy could be enhanced to require development to exceed national standards. All impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Retrofitting existing buildings

8.32 The purpose of this policy is to set out the Council's approach to supporting retrofitting and making existing buildings more energy efficient.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	++	The policy supports retrofitting buildings so that they are more energy efficient.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	++	The policy provides support where planning permission is needed for retrofit works that help buildings more sustainable, energy efficient and resilient to adapting to climate change.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	+	This is partially relevant as the policy. Retrofitting existing buildings may bring buildings back into use which could have a positive impact on local character. Additionally, the policy identifies that retrofit measures should also be consistent with the conservation of the asset's significance (including its setting) and these are important components of local character and distinctiveness.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The main purpose of the policy is to maximise energy efficiency in existing buildings. This can have a positive affect on air quality as it helps to reduce carbon emissions.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?		
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?		
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	This objective is partially relevant as the purpose of this policy is to set out the Council's approach to supporting retrofitting and making existing buildings more energy efficient. Retrofitting existing buildings may bring buildings back into use which could have a positive impact on local character.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	++	The policy identifies that retrofit measures should also be consistent with the conservation of the asset's significance (including its setting) and be in accordance with national and local policies for conserving and enhancing the historic environment.

Summary of SA

The policy performs very positively against SA objective 1, 2, 8 and 16 and positively against 7 and 15. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in promoting greater energy efficiency standards in existing buildings by supporting retrofit. All impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Supporting carbon capture through nature

8.33 The purpose of this policy is to set out the Council's approach to promoting carbon sequestration through tree planting and other forms of nature based solutions to support natural environments, biodiversity and sequester carbon.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	The primary purpose of the policy is to promote carbon sequestration through nature based solutions such as tree planting and to conserve and enhance existing carbon stores.
	• Increase the amount of CO2 captured by plants and trees?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	++	The policy helps provide a response towards reducing carbon emissions arising from new development and also sequester carbon already emitted.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy has the potential to assist in reducing flood risk as trees can help store water and retain soil conditions and it supports sustainable drainage.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	++	The primary focus of the policy is to support nature based methods of capturing and storing carbon. This includes tree planting, soft landscaping, green roofs, green spaces and sustainable drainage. Depending on the scale and location of a proposal, will depend on how many of these methods can be incorporated. It also requires the retention of existing natural features. For larger developments, there is greater potential that more of these and greater variety incorporated maximising carbon capture. Additionally, the policy supports the conservation, enhancements and creation of new carbon stores and habitats. Larger developments have the potential to create whole new habitats at a scale where significant carbon can be captured for example through the planting of new woodland and have opportunities to link in with areas that are
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			strategically important natural environments (including those set out in the Local Nature Recovery Network and the Great Fen). The protection of these features are also important for areas of natural open space and creating places for leisure.
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	The primary focus of the policy is to support nature based methods of capturing and storing carbon. Nature based solutions that help to capture carbon and also help to enhance biodiversity within a site. Carbon stores may also be protected by a nature conservation designation. The policy expresses support for a proposal that can conserve or enhance existing carbon store and carbon rich habitats or provide the creation of a whole new store, which may be likely with large development proposals such as strategic urban extensions or new community proposals.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Supporting measures that increase nature within proposals and conserves and creates more carbon rich habitats have the potential to enhance landscape and townscape character although it is not explicitly mentioned in the policy although the protection of trees and woodland is important to this. The wording could be improved to more positively to facilitate protection.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	Protecting and enhancing existing natural features can help to positively reduce levels of carbon and other pollutants more effectively by capturing pollutants and also providing a visual buffer between sensitive receptors and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Supporting measures that increase nature within proposals and conserves and creates more carbon rich habitats have the potential to enhance landscape and townscape character including areas of

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote innovation whilst respecting local character and context?		the public realm where this is applicable. While the primary focus is to capture carbon, they can also result in making places more attractive and welcoming to spend time in.
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy may result in the enhancement of conservation areas or the setting of heritage assets.

Summary of SA

The policy performs most positively against SA objectives 1, 2, 5 and 8 and positively against 3, 6, 7, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support carbon capture further assisting in reducing the impacts of climate change. The impact of this policy will be felt gradually as nature based solutions are incorporated within proposals and new habitats and carbon stores created; the effects will be permanent in conserving and enhancing the natural environment and in reducing carbon emissions.

Updates after initial appraisal

Supporting active and sustainable travel

8.34 The purpose of this policy is to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy supports a reduction in carbon emissions through supporting active and sustainable modes of transport which emit less carbon. This helps development to transition to a lower carbon future.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	The objective is partially relevant. The policy supports active travel for all residents which supports healthy lifestyles.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The policy supports a reduction in carbon emissions through supporting active and sustainable modes of transport which emit less carbon and can have a beneficial impact on reducing air pollutants.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The primary purpose of the policy is to support the use of sustainable and active travel modes and for new development to support these networks and contribute towards delivery of inclusive mobility to people of all ages, mobility capabilities and socio-economic circumstances in order to reduce the potential for social exclusion. This can also help to retain or enhance accessibility to retail, education, health, leisure or cultural facilities.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	+	By supporting active and sustainable modes of transport, there may be greater opportunities for residents to access a greater range of economic opportunities.
	• Improve digital infrastructure provision?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA12	• Support the provision of infrastructure for public transport?	++	Huntingdonshire's rural nature means that a significant proportion of journeys are made by car, however, the primary purpose of the policy is to support the use of sustainable and active travel modes and for new development to support, enhance and provide new networks connecting new developments with nearby communities and services. It also supports mobility hubs where multiple travel options could be utilised.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	+	Policy partially relevant. By supporting active and sustainable modes of transport, greater opportunities to access jobs and for businesses to locate in areas where their workforce can travel to and from work sustainably.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	The policy could have a positive impact on supporting, enhancing and providing new modes of travel to and from town centres where there is a greater concentration of sustainable travel options such as rail and bus as well as footpaths and cycleways.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

The policy performs very positively against SA objective 8, 10 and12 and positively against 2, 5 , 11, 13 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in supporting active and sustainable travel modes within new developments. All impacts are likely to be positive, and once routes are established taking effect immediately and be long lasting.

Updates after initial appraisal

Parking provision and vehicle movement

8.35 The purpose of this policy is to ensure that new development provides sufficient space and parking provision to meet the needs of the users and residents and minimise impacts on neighbouring uses.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy supports accessibility to a development via public transport, cycling and walking which helps development to transition to a lower carbon future.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	The objective is partially relevant. The policy supports accessibility o a development via public transport, cycling and walking which supports healthy lifestyles. It provides s series of criteria and thresholds for cycling parking which can have a positive impact on supporting more people to take up cycling.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The policy requires appropriate provision for on site servicing, movement and parking of vehicles including commercial, service and emergency vehicles and incorporates appropriate parking for cycles. These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017). The policy could be enhanced to make specific reference to parking providing needing to protect or enhance landscape and townscape character.
	• Promote local distinctiveness?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA8	• Support proposals that contribute to the reduction of air pollution?	+	The policy supports sustainable modes of transport including cycling which emit less carbon and can have a beneficial impact on reducing air pollutants.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The primary purpose of the policy is to ensure developments provide appropriate parking and vehicle movement for on site servicing, movement and parking of vehicles including commercial, service and emergency vehicles and incorporates appropriate parking for cycles. It also requires parking for disabled users which can help overcome social exclusion. Good accessibility and support for a variety of modes of transport may help to retain enhance accessibility to retail, education, health, leisure or cultural facilities nearby.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	++	The primary purpose of the policy is to set out how parking provision should be incorporated into developments including for all vehicles and cycling. It provides s series of criteria and thresholds for cycling parking which can have a positive impact on supporting more people to take up cycling.
	• Support the provision of infrastructure for active travel?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	The policy could have a positive impact on supporting and enhancing accessibility to and from town centres.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA objective 12 and positively against 2, 5 , 7, 8, 10, 11 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect in supporting appropriate parking and vehicle movement supporting a variety of modes of transport. All impacts are likely to be positive, and once routes are established taking effect immediately and be long lasting.

Updates after initial appraisal

Providing electric vehicle charging points

8.36 The purpose of this policy is to set out the Council's approach to electric vehicle charging points.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	Supporting electric vehicle charging points and ensuring they are well designed helps to reduce carbon emissions.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The primary purpose of the policy is ensure the location of electric vehicle charging points are well designed and functional. This includes minimising their intrusion on surrounding uses including access.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	Supporting electric vehicle charging points and ensuring they are well designed helps to reduce carbon emissions and improve air quality.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	+	The primary purpose of the policy is ensure the location of electric vehicle charging points are well designed and functional. This will support their implementation and make them easier to use increasing take up. This can apply to cars and other forms of vehicles.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 2, 7, 8 and 12. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the integration of electric vehicle charging points. The impact of this policy will be felt gradually as proposal that require electric vehicle charging points are made; the effects will be long lasting once in place and with grid connection which can help people transition to a more sustainable way of travelling.

Updates after initial appraisal

Preventing and reducing air pollution

8.37 The purpose of this policy is to set out the Council's approach in relation to how development proposals affect and are affected by air quality.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	This policy is likely to support zero and low emission vehicles, as a measure resulting from a low emissions strategy, which is thought will increase the proportion of energy needs being met from renewable energy so there is potential for some positive impact.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	It is likely that this policy will have positive effects for designated sites that are sensitive to poor air quality as it seeks to ensure that causes of air pollution are dealt with, however it does not specifically address or have requirements related to designated sites.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The policy is specifically designed to prevent and reduce air pollution. The district has had four AQMAs although three have been revoked and one is likely to be revoked soon, therefore air quality issues and enhanced levels of pollutants are an issue particularly around larger urban areas that are nearby to the strategic road network. Largescale developments may have an adverse impact on air quality resulting in AQMAs needing to be established. This policy seeks to prevent air pollution arising from these developments and seeks to reduce it where there are likely impacts.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The objective is partially relevant to this policy. It seeks to provide a healthy living and working environment for users of the proposal and its neighbours. The policy seeks to address physical impacts, such as the loss of privacy which would be conducive to feelings of wellbeing, it also addresses health impacts arising from various forms of pollution. These can help reduce feelings of isolation and build community cohesion.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This objective is partially relevant as it seeks to that all homes, businesses and main town centre uses are capable of being served by super-fast broadband.
	• Improve digital infrastructure provision?	+	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA12	• Support the provision of infrastructure for public transport?	+	This policy is likely to support sustainable and active modes of travel through measures to reduce air quality impacts, as a measure resulting from a low emissions strategy, which is thought will increase the proportion of journeys arising from a proposal to be made by less polluting ways of travel so there is potential for some positive impact.
	• Support the provision of infrastructure for active travel?	+	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	This objective is partially relevant as the policy is specifically designed to address air quality which can be achieved through sustainable construction and travel measures and minimise health impacts on future users and neighbours of development.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The policy performs very positively against SA objective 8 and positively against 1, 6, 10, 11 and 12. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on preventing and reducing air quality. This is a key component to sustainable placemaking and contributes towards maintaining air quality within heathy levels to support a healthy population, helps to reduce potential carbon emissions and impacts to nature conservation sites. Most of the impacts are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

Preventing and reducing ground contamination and groundwater pollution

8.38 The purpose of this policy is to set out the Council's approach in relation to ground contamination and groundwater pollution.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	+	The objective is partially relevant as the policy address groundwater pollution and source protection zones which a small part of the district is impacted by. Groundwater is a key source of drinking water, the policy seeks to address impact to groundwater in line with guidance from the Environment Agency.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	The policy has an indirect relationship with this objective as it will affect development on previously developed land where there is contamination. It does not direct development towards previously developed land but provides policy on how contamination should be addressed in order to successfully redevelop these sites. This may encourage previously developed sites to come forward for redevelopment.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	It is likely that this policy will have positive effects for designated sites as it seeks to ensure that pollution and contamination are dealt with, however it does not specifically address or have requirements related to designated sites.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use and decontaminated within or in close proximity to existing settlements and communities. This could have a positive impact on enhancing local character.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	This policy is aimed at tackling pollution.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use and decontaminated within close proximity to existing settlements and communities. This could have a positive impact on promoting community cohesion and reducing social exclusion.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	N	This SA Objective is not directly relevant to this policy.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use and decontaminated within close proximity to existing settlements and communities. This could have a positive impact on enhancing local character and enhancing spaces that may be derelict and susceptible to antisocial behaviour.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy could have an indirect positive impact on this objective where previously developed land is brought back into use and decontaminated where it is located where it would have an impact on heritage assets.

Summary of SA

The policy performs very positively against SA objective 8 and positively against 3, 4, 6, 7, 10, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on addressing ground contamination and groundwater pollution. All impacts (direct and indirect) are likely to be positive, taking effect immediately and be long lasting.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

How we will support a strong local economy

8.39 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred policy approach towards supporting a strong local economy: Policies in this chapter and which have been appraised are:

- Protecting and enhancing established employment areas
- Supporting our existing countryside businesses
- Shaping new businesses in the countryside
- Supporting innovation led growth
- Enabling logistics and distribution
- Helping tourism and recreation
- Defining our retail hierarchy
- Promoting town centre vitality
- Supporting local services and facilities

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Protecting and enhancing established employment areas

8.40 The purpose of this policy is to protect our established employment areas which can be subject to pressure from higher value uses such as retail or housing development, whilst also creating conditions where businesses can invest, expand and adapt not only to changing market conditions, but also to requirements for increased energy performance requirements. Focussing development within and adjacent to these established employment areas sets out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	Policy supports the role of established employment areas where land is predominantly previously developed. It also promotes the use and reuse of existing urban land within Established Employment Areas. Land that immediately adjoins EEAs may also be classified as urban land or low agricultural quality but may be grade 3 or higher.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	The policy has a requirement that there must be no adverse impact on internationally protected sites arising from development within an Established Employment Area. This could be expanded to include land outside of the existing EEA where it is being expanded and on any nature conservation designations.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Protecting and enhancing established employment areas provides opportunities for their modernisation and continued use which conserves their character and function.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	++	The primary purpose of the policy is to ensure provision of land and buildings for employment use. Greater concentrations of businesses within established employment locations could bring more jobs and jobs of different skills. It could also bring opportunities for greater investment in digital connectivity and infrastructure where these would assist in business operations.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	+	Supporting the retention, enhancement and expansion of established employment areas could bring greater opportunities for investment in public and active travel infrastructure to and from these places connecting to nearby communities and settlements.
	• Support the provision of infrastructure for active travel?	+	
SA13	• Support jobs in high knowledge or skill sectors?	+	The primary purpose of their policy is to protect and enhance existing established areas of employment, this includes their expansion and potential intensification and/or diversification subject to criteria being satisfied. Some established employment areas are within rural areas and so their protection will support economic activity in rural areas.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	++	The policy identifies that there may be cases where main town centres uses may be appropriate within an established employment area, however the policy states a prioritisation of town centres as preferred locations for main town centre uses rather than established employment areas.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	N	This SA Objective is not directly relevant to this policy.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 11, 12, 13 and 14 with the potential for most beneficial effects against SA objectives 4, 11 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support existing established employment areas. The policy could be enhanced by including that adverse impacts arising from a proposal within an EEA or on land immediately joining it where expansion is taken place on sites of international, national and local nature conservation significance. The beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; impacts on SA 4 will be permanent as development resulting from this policy will reduce demand elsewhere.

Updates after initial appraisal

Supporting our existing countryside businesses

8.41 The purpose of this policy is to enable the sustainable development, diversification and expansion of rural businesses and farms, both through conversion of existing buildings and new buildings (where necessary) which are appropriately located and respond to their countryside location. By supporting diversification and improving access, the Local Plan can help rural communities become more economically self-sufficient and resilient, whilst deconcentrating risk and providing a more diverse supply of employment sites, supporting the rural economy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	Policy supports the role of rural businesses and their expansion on land within their operational site where land is predominantly previously developed. It also provides conditions for the use of land on land outside of their operational site subject to several criteria. The farm diversification element of the policy requires that the highest quality agricultural land is preserved with the lowest quality developed in preference to land of higher value.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	++	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	As the policy is focused on the expansion and diversification of existing businesses in the countryside, the potential impact on designated nature sites and biodiversity is potentially lessened depending on the site specifics of the location and proposal.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Expansion and diversification of existing rural businesses provides opportunities for their modernisation and continued use which can conserve their character and function. The policy requires that for farm diversification proposals that the existing agricultural use is not jeopardised.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	++	The primary purpose of the policy is to ensure provision for the expansion and diversification of existing rural businesses and support the rural economy. Modernisation and/or diversification of these businesses could bring more jobs and jobs of different skills. Also, it could bring greater investment in digital connectivity and infrastructure where these would assist in business operations.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	+	Supporting the expansion and diversification of existing rural businesses could bring greater opportunities for investment in public and active travel infrastructure to and from these places connecting to nearby communities and settlements, however this may be limited depending on the scale and location of these rural businesses.
	• Support the provision of infrastructure for active travel?	+	
SA13	• Support jobs in high knowledge or skill sectors?	+	The primary purpose of their policy is to support the expansion and diversification of rural businesses and support the rural economy, this includes their modernisation and diversification subject to criteria being satisfied.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 11, 12, and 13 with the potential for most beneficial effects against SA objectives 4 and 11. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support existing rural businesses and the rural economy. The beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; impacts on SA 4 will be permanent as development resulting from this policy will reduce demand elsewhere.

Updates after initial appraisal

Shaping new businesses in the countryside

8.42 The purpose of this policy is to enable the sustainable development of business with a genuine need to be located in the countryside (with the exception of tourism and recreation with is addressed in the helping tourism and recreation policy), both through conversion of existing buildings and well-designed, new buildings, whilst ensuring that they are appropriately located and respond to their countryside location.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	Policy provides provision for new businesses in the countryside. This is may result in the use of greenfield land but there may be opportunities for the reuse of previously developed land. This includes land that may adjoin established employment areas. Policy could be enhanced to state a preference for the use of lowest quality agricultural land over higher quality.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	By their nature, businesses located in the countryside could give rise to potential impact on designated nature sites and biodiversity depending on the site specifics of the location and proposal which could include expanding an existing established employment area and identifies a preference that land within existing employment areas or reuses existing buildings is explored first. The policy could be enhanced by including criteria regarding avoiding and if appropriate mitigate impact to nature conservation designations.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The policy identifies a preference that land within existing employment areas or reuses existing buildings is explored first which is likely to result in less landscape impact than placing new business in the countryside. However if there is a legitimate reason for a countryside location then the business may reflect and be in keeping with the wider landscape character particularly if this is agricultural.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	++	The primary purpose of the policy is to ensure that businesses are located sustainably and only in countryside locations where there is a justified business need for them to be located there or there is no suitable land on existing employment sites and buildings that can be met the need of the proposal. The policy supports job creation and the possibility for jobs of different skills. Also, it could bring greater investment in digital connectivity and infrastructure where these would assist in business operations.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	+	The policy could bring greater opportunities for investment in public and active travel infrastructure especially in locations where there are concentrations of employment uses or within and/or nearby communities and settlements. This would be less likely for businesses located in countryside locations remote from existing employment concentrations and/or settlements.
	• Support the provision of infrastructure for active travel?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA13	• Support jobs in high knowledge or skill sectors?	+	The primary purpose of the policy is ensure that businesses in the countryside are sustainably located and their location in the countryside is justified. This could sustain the vitality and viability of existing employment concentrations and support the rural economy providing diversity in jobs.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 11, 12, and 13 with the potential for most beneficial effects against SA objectives 4 and 11. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support new business development in a countryside location thus supporting economic prosperity across the district and the rural economy. The policy could be enhanced by

including that adverse impacts arising from a proposal on sites of international, national and local nature conservation significance, also it could be enhanced to state a preference for the use of lowest quality agricultural land over higher quality. The beneficial impacts of the policy will arise immediately upon implementation of development and last for its lifetime; impacts on SA 4 will be permanent as development resulting from this policy will reduce demand elsewhere.

Updates after initial appraisal

Supporting innovation led growth

8.43 The purpose of this policy is to enable the potential for new business clusters of the right type to support regional and national sectoral needs, whilst ensuring that they are sustainably and appropriately located, accessible to a local work force and contribute towards the net zero ambition. The inclusion of a employment and skills strategy enables businesses to retain and access talent to support the emerging sectors and improve local opportunities for residents.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	The policy supports energy efficient design and renewable energy generation within a proposal.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy does not include requirements on flooding and water supply, these aspects are covered in other policies in the Local Plan so are not duplicated here.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	The policy requires that all reasonably available previously developed sites have been thoroughly investigated and justify why they are not appropriate for the proposed development before greenfield sites are used. It is recognised that the scale of the potential growth this policy could support that a proposal could result in a significant loss of greenfield land. The policy identifies that if a greenfield site is justified, the policy states that grade 1 land should be avoided unless there are exceptional circumstances here the benefits of the proposal significantly outweigh the loss.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	This SA Objective is not directly relevant to this policy, however the policy includes provision for appropriately scaled leisure, and social facilities provided as ancillary to the employment uses will be supported where this meets the needs of workers within the proposal.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	-	Proposals covered under this policy could give rise to potential impact on designated nature sites and biodiversity depending on the site specifics of the location. The policy does not specifically refer to ecological impact on nature conservation sites or on biodiversity. It could be enhanced by including criteria regarding avoiding and if appropriate mitigate impact to nature conservation designations.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	-	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Policy criteria requires that a proposal's impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised. The nature of schemes under
	• Promote local distinctiveness?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			this policy could be freestanding employment locations that are more likely to be promoted with marketing that promotes their value to the sector.
SA8	• Support proposals that contribute to the reduction of air pollution?	-	Such development could result in increased levels of pollutants along routes already prone to increased levels and be impacted by these. The policy has a criteria whereby it is required that a proposal does not adversely impact on the amenity of occupiers of nearby properties. Air quality impacts are addressed in other policies in the Local Plan so are not duplicated here but the policy could be enhanced to recognise the need to mitigate against sources of pollution, particularly where schemes are located close to existing settlements and market towns who are sensitive to enhanced levels of pollution through their current or previous designation as an AQMA.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	This SA Objective is not directly relevant to this policy, however the policy includes provision for appropriately scaled leisure, and social facilities provided as ancillary to the employment uses will be supported where this meets the needs of workers within the proposal.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA11	• Contribute towards economic opportunities for local residents?	++	This policy enables opportunities for highly skilled jobs to the district, widening the economic opportunities for residents and retaining more skilled people within the district where previously they may have commuted to Cambridge. The policy supports job creation and the possibility for jobs of different skills. Also, a new cluster is likely to bring with it investment in digital connectivity and infrastructure where these would assist in delivering their business operations.
	• Improve digital infrastructure provision?	++	
SA12	• Support the provision of infrastructure for public transport?	++	The policy could bring greater opportunities for investment in public and active travel infrastructure due to the potential scale and importance of such scheme(s) even if they are located outside of main settlements.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	++	The policy provides criteria to enable new strategic business cluster for advanced manufacturing, research and development, life sciences, digital tech, clean energy, creative industries and agri-tech within the district supporting regional and national sectoral needs. These sectors usually provide skilled jobs in high knowledge sectors.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Policy criteria requires that a proposal includes energy and water efficiency measures thus supporting sustainably constructed buildings.
	• Promote innovation whilst respecting local character and context?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 1, 4, 5, 7, 10, 11, 12, 13 and 15, with it performing most positively against SA objectives 11, 12 and 13. It performs somewhat negatively against SA objectives 6 and 8. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will enable key clusters and innovation led growth in particular sectors that have a regional and national significance. The policy could be enhanced by including ecological impact to designated nature sites and air quality impacts should be included and requirement for mitigation. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support employment opportunities.

Updates after initial appraisal

Enabling logistics and distribution

8.44 The purpose of this policy is to address the need for strategic logistics and distribution ensuring a sequential approach to its location and to set expectations for development based around location, design and sustainability. This will make sure that the economic benefits of the sector are captured whilst also ensuring that these space-intensive uses do not undermine other goals such as preserving land for higher value-added uses or avoiding undue environmental harm. The policy also enables 'last mile' logistics and distribution depots where they can be demonstrated that they are in sustainable locations and accessible to a local employment market.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	The policy supports energy efficient design and renewable energy generation within a proposal.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy does not include requirements on flooding and water supply, these aspects are covered in other policies in the Local Plan so are not duplicated here.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	The policy requires that all reasonably available previously developed sites have been thoroughly investigated and justify why they are not appropriate for the proposed development before greenfield sites are used. If a greenfield site is justified, the policy could state a preference for the use of lowest quality agricultural land over higher quality. For last mile logistics and distribution the policy requires it to be located within, on land immediately adjoining and capable of being integrated with an established employment area, this provides further opportunities to reuse previously developed land.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	-	Large scale logistics and distribution could give rise to potential impact on designated nature sites and biodiversity depending on the site specifics of the location as could a proposal within or expanding an existing established employment area for last mile logistics and distribution. The policy could be enhanced by including criteria regarding avoiding and if appropriate mitigate impact to nature conservation designations.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	-	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Policy criteria requires that a proposal's impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised. Some schemes under this policy could be freestanding employment locations that are more likely to be promoted with marketing that promotes their value to the logistics and distribution sector, other could be smaller last mile logistics and distribution which could be integrated into existing established employment areas.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	-	By nature logistics and distribution development require good strategic connections to the road network and there is a strong demand for logistics and distribution development along the A14 and A1 corridors within the district. Such development could result in increased levels of pollutants along routes already prone to increased levels and be impacted by these. The policy has a criteria whereby it is required that a proposal does not adversely impact on the amenity of occupiers of nearby properties.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			Air quality impacts are addressed in other policies in the Local Plan so are not duplicated here but the policy could be enhanced to recognise the need to mitigate against sources of pollution, particularly where schemes are located close to existing settlements and market towns who are sensitive to enhanced levels of pollution through their current or previous designation as an AQMA.
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	+	Policy supports job creation however the scale of jobs created could be limited and are likely to be less skilled. Also, it could bring greater investment in digital connectivity and infrastructure where these would assist in business operations.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	+	By nature logistics and distribution development require good strategic connections to the road network, largescale logistics could provide greater opportunities for investments in public and active travel routes
	• Support the provision of infrastructure for active travel?	+	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			which help employees get and from work. Last mile logistics within established employment areas are more likely to either be served with existing public and active travel options or could potentially be connected to an existing route.
SA13	• Support jobs in high knowledge or skill sectors? • Facilitate retention or expansion of existing businesses? • Retain or create rural or tourism employment opportunities? • Assist in increasing the viability of the agricultural economy?	+	Logistics and distribution development typically generates few jobs in comparison to their land take and jobs not within high knowledge or skill sectors. However, they provide diversity in jobs available and could support jobs in countryside locations. Retention and expansion of businesses could also be supported.
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	N	This SA Objective is not directly relevant to this policy.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	+	Policy criteria requires that a proposal includes energy and water efficiency measures thus supporting sustainably constructed buildings.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The policy performs positively against SA objectives 1, 4, 5, 7, 10, 11, 12, 13 and 15. It performs somewhat negatively against SA objectives 6 and 8. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the provision of new or expanded logistics and distribution development including last mile logistics utilising the district's strategic location along key strategic road network corridors. The policy could be enhanced by including ecological impact to designated nature sites and enhanced to state a preference for the use of lowest quality agricultural land over higher quality. Additionally, air quality impacts should be included and requirement for mitigation. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support the employment opportunities.

Updates after initial appraisal

Helping tourism and recreation

8.45 The purpose of this policy is to support opportunities to improve and enhance the visitor economy by promoting supporting sustainably located smaller scale tourism opportunities in rural areas to sustain the rural economy

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy does not include requirements on flooding and water supply, these aspects are covered in other policies in the Local Plan so are not duplicated here.
	• Promote efficient use of water resources?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	Policy provides provision for new or expanded tourism, sport or recreational uses in the countryside. This may result in the use of greenfield land but there may be opportunities for the reuse of previously developed land. Policy could be enhanced to state a preference for the use of lowest quality agricultural land over higher quality.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	++	The policy provides conditions to enable increased provision of sport and leisure facilities, a proportion are likely to be publicly accessible. This and support for tourism supports greater opportunities for residents and visitors to the district to participate in healthy lifestyles through nature based or outdoor leisure activities.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	The policy requires that a proposal will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure. This could be also be expanded to local designated nature consideration sites and also areas of strategic green infrastructure that have been identified in the Huntingdonshire Nature Recovery Network and Local Nature Recovery Strategy. The policy could also identify where a proposal will impact a nature site that enhancements in biodiversity and habitat are required.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA7	• Protect or enhance landscape and/ or townscape character?	+	Policy criteria requires that a proposal does not harm and where appropriate enhances the landscape significance of the area and that 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.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The policy supports new and expanded tourism, sports and creational uses which can support community cohesion and accessibility to leisure facilities. The impact may be limited where these uses are located in the countryside.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	+	Policy supports job creation in tourism and recreational sectors, the umber of jobs these could provide is considered to be a small number compared to overall job creation through other forms of non-residential development but could be located in a diverse range of areas across the district.
	• Improve digital infrastructure provision?	+	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			Also, it could bring greater investment in digital connectivity and infrastructure where these would assist in business operations.
SA12	• Support the provision of infrastructure for public transport?	+	The policy could bring greater opportunities for investment in public and active travel infrastructure especially in locations where there are concentrations of tourism uses/ accommodation or within and/or nearby communities and settlements. This would be less likely for single tourist or recreational businesses located in countryside locations remote from existing populations concentrations and/or settlements.
	• Support the provision of infrastructure for active travel?	+	
SA13	• Support jobs in high knowledge or skill sectors?	+	The policy supports expansion of existing tourism businesses and new ones both within or adjoining settlements and in the countryside where there is a robust operational reason for a countryside location. This can support a range of economic growth opportunities in rural areas.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	++	Enhanced tourism provision and accommodation located nearby to existing settlements could support the retention of retail and social facilities.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Policy criteria requires that a proposal does not harm and where appropriate enhances the landscape significance of the area and that 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. Proposals could result in enhancements to the public realm where these are located within or adjoining existing settlements.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	Policy criteria requires that a proposal does not harm and where appropriate enhances the heritage significance of the area. This could be expanded to include more direct reference to heritage assets.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 10, 11, 12, 13, 14, 15 and 16.The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the provision of new or expanded tourism, sports and creational facilities within and adjoining settlements and within the countryside where there is a need. The policy could be enhanced by expanding ecological impact to locally designated nature sites and including reference to strategic green infrastructure in line with the NRN and LRNS. Th policy could also be enhanced to state a preference for the use of lowest quality agricultural land over higher quality. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support the employment opportunities and supporting healthy active lifestyles.

Updates after initial appraisal

Defining our retail hierarchy

8.46 The purpose of this policy is to set out our retail hierarchy as required in NPPF paragraph 90 to assist with promoting the concentration of retail and other main town centre uses within existing town centres in preference to edge or out of centre locations. It also recognises the role played by local centres both within individual neighbourhoods of our market towns and within our service centres in promoting local sustainability and access to local retailing for day to day items.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	The policy supports appropriate development in town centres, local centres and local service villages where land is more likely to be previously developed or classified as being non-agricultural land.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	++	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Supporting retail and main town centres uses towards existing concentrations reduces the potential impact on nature conservation sites and biodiversity.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character? • Promote local distinctiveness?	++	This policy defines the retail hierarchy. Policy requires that development for retail or other main town centres uses within these areas where it enhances the role and distinctive qualities of the specific town centre, and for local centres where proposals promotes the sustainability of individual communities. There is no mention of landscape and townscape character in the policy, however this is referred to in other retail policies so do not need to be duplicated in this policy as this policy's purpose is to define the retail hierarchy.
SA8	• Support proposals that contribute to the reduction of air pollution? • Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?	+	Supporting retail and main town centres uses towards existing concentrations reduces the potential need to travel via car and less sustainable modes of transport as these centres are located in close proximity to the communities they serve.
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations? • Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers? • Support provision of accommodation to meet specific needs?	N	This SA Objective is not directly relevant to this policy.
SA10	• Contribute towards promoting community cohesion? • Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++ ++	Identifying and supporting retail centres across various scales supports community cohesion by retaining and supporting services and facilities across the district that meet the day to day needs of

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	residents. This is particularly important as these services are typically in close proximity to the communities they serve thus reducing the potential social exclusion and isolation.
SA11	• Contribute towards economic opportunities for local residents?	+	Identifying and supporting retail centres across various scales provides economic opportunities to residents and has the potential to make improvements in digital connectivity more viable.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	++	The policy defines retail hierarchy across town centres, service centres and local service centres, therefore supporting concentration of services in defined areas where access can be obtained by public and active modes of transport.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	++	The policy identifies a retail hierarchy of centres across the district and supports appropriate development of retail and main town centres uses within them. It identifies their importance for meeting everyday needs and supporting local communities. The policy also looks to the future provision of new local centres to be provided as part of strategic scale proposals which will serve their communities over the course of the plan period.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The policy supports existing retail centres and supports appropriate proposals within them retaining their function as key assets of local communities for everyday services and facilities.
	• Promote innovation whilst respecting local character and context?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	Within established retail centres, there may be a greater concentration of heritage assets, therefore the policy may result in the enhancement of the setting of heritage assets through supporting appropriate development within these centres that support the areas vitality and continued use.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 8, 10, 11, 12, 14, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the retention and vitality of town centres, local centres and future local centres across the district and the populations they serve. The policy's purpose is to define the retail hierarchy so detailed design criteria are not necessary here. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support the vitality of retail centres and support local communities.

Updates after initial appraisal

Promoting town centre vitality

8.47 NPPF paragraph 90 advises that planning policies should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation. Adaptation is crucial for town centres to survive in their role as focal points for their local communities and destinations for retail and services for people living in nearby villages benefitting from fewer or no retail and main town centres uses. This policy sets out the Council's approach to promoting Town Centre vitality.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	The policy supports appropriate development in town centres where land is more likely to be previously developed or classified as being non-agricultural land.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	++	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Supporting retail and main town centres uses towards existing concentrations reduces the potential impact on nature conservation sites and biodiversity.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	++	Policy defines primary shopping areas within town centres and provides criteria on what is supported within this area and outside of it including hot food takeaways. There is limited mention of landscape and townscape character in the policy, however, criteria within the policy require proposals to provide enhancement to town centres including physical connectivity, public realm improvements, enhancements of gateway points and aesthetic improvements.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Supporting retail and main town centres uses towards existing concentrations reduces the potential need to travel via car and less sustainable modes of transport as these centres are located in close proximity to the communities they serve. However, the district's market towns, particularly, Huntingdon and St Neots are at risk of increased air quality issues.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA10	• Contribute towards promoting community cohesion?	++	Supporting town centres including their adaption supports community cohesion by retaining and supporting services and facilities that meet the day to day needs of residents. It provides provision for main town centres uses outside of the town centre but elsewhere within the market town providing some flexibility in providing these uses elsewhere where they may be in closer proximity to local communities and populations. This is particularly important to reduce the potential social exclusion and isolation.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	++	Supporting town centres including their adaption to changing retail patterns and needs provides economic opportunities to residents and has the potential to make improvements in digital connectivity more viable.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	++	The policy supports town centres, these are typically well served by public transport options and by active travel modes. The policy provides criteria that proposal will be supported where it improves pedestrian or other active travel connectivity and safety throughout the town centre.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	++	The primary purpose of the policy is to support the vitality of the district's town centres and provide provision for their adaption over time. It identifies what is supported within primary shopping centres and outside of these areas. It provides provision for main town centres uses outside of the town centre but elsewhere within the market town
	• Support the retention or creation of local scale retail or social facilities?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			providing some flexibility in providing these uses elsewhere where they may be in closer proximity to local communities and populations. These proposals have to be supported by a sequential test and retail impact assessment. The policy identifies some restrictions for hot food takeaway in accordance national policy to promote health and wellbeing of communities.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The policy supports existing town centres and supports appropriate proposals within primary shopping areas and outside of them retaining their function as key assets of local communities for everyday services and facilities. The policy also has criteria on providing additional public green space and landscaping.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	Within established town centres, there may be a greater concentration of heritage assets, therefore the policy may result in the enhancement of the setting of heritage assets through supporting appropriate development within these centres.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 8, 10, 11, 12, 14, 15 and 16. It performs very positively against SA 4, 10 and 12. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the vitality of town centres. The policy's purpose is to provide the framework for what would be supported within primary shopping areas and outside of them including main town centre uses outside of the town centre boundary elsewhere within a market town. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support the vitality of retail centres and support local communities.

Updates after initial appraisal

Supporting local services and facilities

8.48 The purpose of this policy is to support the sustainability of Service Centres and individual neighbourhoods within Market Towns by protecting and supporting opportunities to enhance local retail and other business, service and community uses that can help residents to meet day to day needs locally thereby reducing the need to travel.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	++	The policy supports appropriate development in areas where land is more likely to be previously developed or classified as being non-agricultural land.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	++	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Supporting retail and main town centres uses towards existing concentrations reduces the potential impact on nature conservation sites and biodiversity.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Policy sets the approach towards supporting local services and facilities including hot food takeaways. These centres are located across the district and vary in scale. The policy focuses on proposals for shops, services or facilities being of an appropriate scale and size to where they are being proposed. There is limited mention of landscape and townscape character in the policy, the policy could be enhanced to add criteria within the policy that require proposals to provide enhancement to town centres including physical connectivity, public realm improvements, enhancements of gateway points and aesthetic improvements.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Supporting local centres reduces the potential need to travel via car and less sustainable modes of transport as these centres are located in close proximity to the communities they serve.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	Supporting local centres supports community cohesion by retaining and supporting services and facilities that meet the day to day needs of residents. It provides provision for shops, service or facility outside of the local centre subject to criteria within the policy and a sequential test being applied. This provides opportunities for localised provision of services in locations that may not currently be well served. This is particularly important to reduce the potential social exclusion and isolation. The policy identifies some restrictions for hot food takeaway in accordance national policy to promote health and wellbeing of communities.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	++	Supporting local centres provides economic opportunities to residents and has the potential to make improvements in digital connectivity more viable.
	• Improve digital infrastructure provision?	+	
SA12	• Support the provision of infrastructure for public transport?	+	The policy supports local centres, these are typically located closer to local communities so there are greater opportunities for active travel modes, these centres may be located on bus routes but across the district provision will vary.
	• Support the provision of infrastructure for active travel?	++	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	++	The primary purpose of the policy is to support local centres and resist the loss of services within these areas. It provides provision for uses outside of the these areas but this has to be supported by a sequential test.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	+	The policy supports existing local centres. It does not refer to design criteria or public realm improvements etc. but rather focuses on proposals for shops, services or facilities being of an appropriate scale and size to where they are being proposed. The policy could be enhanced to provide additional criteria relating to landscape and townscape and the public realm.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	There may be potential for the enhancement of the setting of heritage assets through supporting appropriate development within these centres.

Summary of SA

The policy performs positively against SA objectives 4, 6, 7, 8, 10, 11, 12, 14, 15 and 16. It performs very positively against SA 4 and 10. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support the local centres across the district supporting enhanced provision and resisting the loss of services. There is limited mention of landscape and townscape character in the policy, the policy could be enhanced to add criteria within the policy that require proposals to provide enhancement to town centres including physical connectivity, public realm improvements, enhancements of gateway points and aesthetic improvements. The impact of this policy will be felt gradually as proposals are made; the effects will be long lasting where they support the vitality of retail centres and support local communities.

Updates after initial appraisal

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

How will we support homes for all?

8.49 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred policy approach towards supporting homes for everyone. Policies in this chapter and which have been appraised are:

- Providing affordable homes
- Promoting a mix of housing
- Ensuring accessible and adaptable homes
- Facilitating self and custom build homes
- Supporting specialist housing
- Supporting houses in multiple occupation
- Promoting rural exceptions housing
- Supporting sites for Gypsies, Travellers and Travelling Showpeople

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Providing affordable homes

8.50 The purpose of this policy is to ensure that proposals for developments involving 10 or more homes include some affordable housing provision to help support mixed and inclusive communities and encourage diversity in the supply of new homes.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is provide affordable housing provision to meet the needs of people in need. It addresses various tenure options from social rent, affordable rent and affordable home ownership.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through providing for a mix of tenures. It also identifies that the affordable homes are provided in small clusters which must be dispersed across the development in schemes of over 50 new homes and that the appearance of the affordable housing is externally indistinguishable from that of the
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	open market housing. These assist in community cohesion and reduce social exclusion based on the type of property that someone is living in. This can also have a positive affect on local retail, education, health, leisure and cultural facilities.
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide for a mix of housing that meets the needs of residents.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that affordable housing is provided and providing it in tenures that are needed and designing affordable housing types in a way so that are indistinguishable from market housing. This is a key component to sustainable placemaking and creating community cohesion. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Promoting a mix of housing

8.51 The purpose of this policy is to ensure that proposals for housing provide a mix of housing sizes, types and tenures to help support mixed and inclusive communities and encourage diversity in the supply of new homes.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is provide a mix of housing in terms of its size, types and tenures. A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive sustainable communities suitable for people with differing needs and can reduce social exclusion.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through ensuring housing provides for a mix of housing sizes, types and tenures. It requires that proposals utilise localised evidence base assessment such as the Cambridge sub-region Strategic Housing Market Assessment, the Peterborough Strategic Housing Market Assessment and the Council's Housing Strategy and Tenancy Strategy to shape the housing provided ensuring it truly meets local needs. This assists in community cohesion and reduces social exclusion as there will be properties available to meet the needs of residents without the need to move outside of communities they are familiar with or wish to stay in. This can also have a positive affect on local retail, education, health, leisure and cultural facilities.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide for a mix of housing that meets the needs of residents.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that new homes provide for a mix of housing types, sizes and tenures. This is a key component to sustainable placemaking and creating community cohesion. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Ensuring accessible and adaptable homes

8.52 The purpose of this policy is to ensure that proposals for housing provide new homes that are accessible and adaptable to help support inclusive communities.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is provide housing that is accessible and also a proportion of these houses to also be adaptable. This will make homes suitable for a wide range of residents and visitors including older people, those with reduced mobility, families with young children and some wheelchair users. This will provide inclusive sustainable communities suitable for people with differing needs and can reduce social exclusion.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through ensuring housing is accessible and a proportion adaptable. This assists in community cohesion and reduces social exclusion as there will be properties available to meet the needs of residents without the need to move outside of communities they are familiar with or wish to stay in. This can also have a positive affect on local retail, education, health, leisure and cultural facilities.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide for a mix of housing that meets the needs of residents.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	N	This SA Objective is not directly relevant to this policy.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that new homes provide accessible and adaptable homes. This is a key component to sustainable placemaking and creating community cohesion and enabling people to stay in communities they are familiar with. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Facilitating self and custom build homes

8.53 The purpose of this policy is to support people who wish to build or commission their own new homes rather than purchase one from a developer. It seeks to enhance the opportunities for plots to become available to assist in diversifying the housing market to provide more choice for people.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Self and custom build housing can provide diversity in the housing market and provide unique homes that add to the character of the area. However, the policy requires a design code for proposals including 5 or more self and custom build homes to ensure provision of a coherent and high quality development that responds to its context whilst maximising the level of design freedom for initial occupants.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is facilitate a policy approach towards self and custom build housing and support people who wish to build or commission their own new homes rather than purchase one from a developer. This provides another housing option and further diversifies options available to people. The policy seeks that on a scheme of 100 or more new homes, that at least 5% of them are reserved for self and custom build plots.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through providing an approach towards self and custom build housing for those that wish to pursue this type of housing. This supports a mixed and sustainable community through a mixture of housing types and design as well as residents. This can also have a positive affect on local retail, education, health, leisure and cultural facilities. Self and custom build housing is less likely to address the needs of disadvantaged and protected groups.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	-	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide diversity in the types of accommodation on offer to people.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	**N**	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 9 and positively against SA 7 and 14. It has a mixed performance against SA 10. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on providing further housing options for those who wish to pursue self and custom build housing. This provides further housing diversity and supports local services, however, it is recognised through the appraisal that self and custom build housing is less likely to address the needs of disadvantaged and protected groups. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Supporting specialist housing

8.54 The purpose of this policy is to facilitate appropriate housing include care leavers, people with additional needs who cannot live entirely independently, people with mental health issues who require intensive support, and those in need of temporary accommodation.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	Supporting specialist housing towards existing concentrations of settlements may result in greater amounts of previously developed or classified as being non-agricultural land being developed where these are within existing settlements, for developments on the edge of settlements there may be development on greenfield land.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Supporting specialist housing towards existing concentrations of settlements reduces the potential impact on nature conservation sites and biodiversity.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	N	This SA Objective is not directly relevant to this policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	The policy requires that specialist housing be located nearby to existing shops, services, community facilities, public transport and social networks. This means that those requiring specialist housing and those working to support them are located nearby reducing the need to travel via less sustainable modes of transport which can have a positive impact on air quality and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is facilitate appropriate housing include care leavers, people with additional needs who cannot live entirely independently, people with mental health issues who require intensive support, and those in need of temporary accommodation. This will provide inclusive sustainable communities suitable for people with differing needs and can reduce social exclusion.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through ensuring that there are specialist housing options available for those that need it. This assists in community cohesion and reduces social exclusion as there

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	will be properties available to meet the needs of residents without the need to move outside of communities they are familiar with or wish to stay in. The policy requires that specialist housing be located nearby to existing shops, services, community facilities, public transport and social networks. This is important to support the ability of people to maintain independence, remain active and minimise the risk of social isolation. This can also have a positive affect on retaining local retail, education, health, leisure and cultural facilities.
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide for a mix of housing that meets the needs of residents.
	• Support the retention or creation of local scale retail or social facilities?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	N	This SA Objective is not directly relevant to this policy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 4 , 6, 8 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that specialist housing options are available for those that require them. This is a key component to sustainable placemaking and creating community cohesion and enabling people to stay in communities they are familiar with. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Supporting houses in multiple occupation

8.55 Houses in multiple occupation are houses which are not occupied by a single person or family but by a number of unrelated people and small groups in varying combinations, who share facilities such as bathrooms, kitchens or living rooms. They typically offer a lower cost accommodation option in the housing market generally for people with limited housing options including students, single people, and more vulnerable people in society. Houses in multiple occupation do not always require planning permission depending on the number of residents so this policy will only apply to the relevant proposals.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	The policy includes the conversion and change of use of existing properties for houses in multiple occupation which would support the reuse of previously developed land. There may also be proposals for HMOs on greenfield land. The policy does not preclude that but identifies that such development should have reasonable access by safe and suitable walking, cycling and public transport routes to existing shops, services and community facilities.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Supporting houses in multiple occupation towards existing concentrations of settlements and/or reusing existing buildings for them reduces the potential impact on nature conservation sites and biodiversity.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	New HMOs could be created through the conversion or change of use of existing buildings, this may provide them with a viable sue or bring them back into good condition which can have a positive impact on local character. A criteria of the policy is that a proposal does not give rise to significant detrimental change in the character of the surrounding area.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	The policy requires that HMOs have reasonable access by safe and suitable walking, cycling and public transport routes to existing shops, services and community facilities. This means that those that live in a HMO are located nearby to day to day services reducing the need to travel via less sustainable modes of transport which can have a positive impact on air quality and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is facilitate a policy approach towards HMO development. HMOs typically offer a lower cost accommodation option in the housing market generally for people with limited housing options including students, single people, and
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support provision of accommodation to meet specific needs?		more vulnerable people in society. This can provide a housing option that enables individuals to be included and can reduce social exclusion.
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through providing an approach towards HMOs for those that this type of housing would meet the needs for. This assists in community cohesion and reduces social exclusion as there will be properties available to meet the needs of residents. The policy requires that HMOs have reasonable access by safe and suitable walking, cycling and public transport routes to existing shops, services and community facilities. This is important to support the ability of people to maintain independence, remain active and minimise the risk of social isolation. This can also have a positive affect on retaining local retail, education, health, leisure and cultural facilities.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide diversity in the types of accommodation on offer to people.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	+	New HMOs could be created through the conversion or change of use of existing buildings, this may provide them with a viable sue or bring them back into good condition which can have a positive impact on local character, reduce the fear of crime and enhance the public realm.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	There may be opportunities to enhance heritage assets where they are being converted into a HMO or their setting where an nearby vacant building is being brought back into use.

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 4 , 6, 7, 8, 14, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on providing further housing options for those where a house in multiple occupation is appropriate. This provides further housing diversity, support local services and may bring vacant buildings back into a viable use. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Promoting rural exceptions housing

8.56 The purpose of this policy is to encourage the building of new affordable homes targeted at local people who have an established connection to a place but are unable to afford suitable market housing there to meet their needs. This seeks to deliver national policy aspirations to support exceptions sites for community-led development, for rural exceptions sites to be adjacent to existing towns and villages, to provide affordable homes to meet local needs and to allow such schemes where they would enhance or maintain the vitality of rural communities.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	+	The policy requires that rural exceptions housing be located on land well related to an existing settlement boundary. This may result in some loss of greenfield land where there are no previously development land on land adjoining settlements available.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	+	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	This will be dependent on the location and nature of development proposed. There is potential for rural exceptions housing developments to involve an element of habitat creation, protection, enhancement or restoration. By being located on the edge of existing settlements, there could be potential impacts on designated nature sites where these are nearby.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	The policy supports protecting local landscape and townscape character through ensuring new affordable housing in rural areas meets local needs and that development is proportionate to need and scale of the settlement. However, the consideration of landscape and townscape character could be more implicitly stated to avoid adverse impact on surroundings.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	The policy requires that new affordable housing be located on land well related to an existing settlement and therefore nearby to any existing shops, services, community facilities, public transport and social networks. This may reduce the need to travel outside of the settlement for day to day services and support village services which can have a positive impact on air quality and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The primary purpose of the policy is facilitate new affordable homes targeted at local people who have an established connection to a place but are unable to afford suitable market housing there to meet

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		their needs. This will provide inclusive sustainable communities suitable for people with differing needs and can reduce social exclusion.
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	++	The policy supports community cohesion through ensuring new affordable housing in rural areas meets local needs and that development is proportionate to need and scale of the settlement. This assists in community cohesion and reduces social exclusion as there will be properties available to enable those looking for housing to stay in the community they have a connection to. The policy requires that new affordable housing be located on land well related to an existing settlement and therefore nearby to any existing shops, services, community facilities, public transport and social networks. This may reduce the need to travel outside of the settlement for day to day services and support village services.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA14	• Promote enhancement of town centres? • Support the retention or creation of local scale retail or social facilities?	+	This policy is likely to have a positive affect on retaining local scale retail and social facilities and supporting town centres as proposals can provide for a mix of housing that meets the needs of residents.
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places? • Promote innovation whilst respecting local character and context? • Facilitate enhancement of the public realm? • Minimise opportunities for crime and help reduce the fear of crime?	N	This SA Objective is not directly relevant to this policy.
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 9 and 10 and positively against SA 4 , 6, 7, 8 and 14. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a very beneficial effect on ensuring that rural exception schemes for new affordable housing is appropriately located and of a scale appropriate to the settlement it will be helping to meet the affordable needs of. The policy will help local communities to sustain services and meet the housing needs of those within the community struggling to acquire housing in the area they have a connection to. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Supporting sites for Gypsies, Travellers and Travelling Showpeople

8.57 The purpose of the policy is to enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople in accordance with the Government's Planning Policy for Traveller Sites (December 2024).

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	+	The policy will not support proposals that put occupants at unacceptable flood risk or pollution.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	-	The policy makes no reference to the previous development status of the land. The policy allows for development in the countryside but this will be strictly limited. The policy could be enhanced to refer to agricultural land classification.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	-	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	Pitches may be located in the open countryside and so impact on designated nature sites will depend on the location and scale of a proposal so a neutral score has been applied for that aspect. The policy does not reference such sites, it could be enhanced to do so. Criteria within the policy seeks landscaping and boundary treatments minimising the development's impact which could support biodiversity.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Criteria within the policy requires that a proposal for new pitches do not significantly harm the wider landscape and that the location and scale of the proposal does not dominate the nearest settlement community/ies.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	++	The policy requires that the health and safety of occupants is not put at risk, including through poor air quality, noise and contamination.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The policy supports appropriate proposals for traveller accommodation and identifies the district's need over the plan period following an updated Gypsy and Traveller, Travelling Showperson, boat dwellers and other caravan dwellers Accommodation Assessment in 2024.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA10	• Contribute towards promoting community cohesion?	++	Gypsies and Travellers are recognised as being at significant risk of disadvantage and social exclusion. The lack of provision of a permanent residential base can give rise to particular disadvantages in securing healthcare and education, along with the lack of access to basic facilities such as water and waste disposal. By supporting the provision of appropriate accommodation and the need to be within 1.5 miles of a primary school and 2 miles of a GP surgery, the policy should help reduce social exclusion and support retention of these services.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	++	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	+	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This policy could have a positive affect on retaining local scale retail and social facilities that are nearby to pitches.
	• Support the retention or creation of local scale retail or social facilities?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Criteria within the policy requires that a proposal for new pitches do not significantly harm the wider landscape, the location and scale of the proposal does not dominate the nearest settlement community/ies, achieves satisfactory residential amenity for neighbouring occupies as well as those on site.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs very positively against SA 8, 9 and 10 and positively against SA 3 , 6, 7, 14 and 15. It performs somewhat negatively against SA 4. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on ensuring that the needs of Gypsies, Travellers and Travelling Showpeople are met. The policy provides criteria to ensure the residential amenity of those requiring pitches and neighbours are retained, that they are appropriately located and address impacts. The policy could be enhanced to refer to impact on nature conservation sites and on the agricultural status of the land. Most of the impacts will be permanent and gradual as proposals occur over time.

Updates after initial appraisal

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

How will we conserve and enhance the environment?

8.58 This chapter of the Preferred Options draft Local Plan sets out the Council's preferred policy approach to towards conserving and enhancing the natural and historic environment. Policies in this chapter and which have been appraised are:

- Protecting our nature conservation sites
- Enhancing biodiversity and geodiversity
- Protecting our trees, woodlands, hedges and hedgerows
- Protecting our open spaces
- Conserving and enhancing our heritage assets, this also includes our Heritage Strategy
- Supporting water related development

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Protecting our nature conservation sites

8.59 The purpose of this policy is to set out the council's approach to protecting sites that are protected under international, national and local conservation designations.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	The policy seeks to enhance biodiversity and geodiversity in accordance with biodiversity net gain principles set out in the Environment Act. The enhancement of biodiversity will provide better quality habitats and plants which have a positive impact on the amount of potential carbon that can be captured by trees and plants.
	• Increase the amount of CO2 captured by plants and trees?	++	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy provides opportunities for increased resilience and adaptation to climate change as a consequence of greater habitat quality, however this is not the policy's primary focus.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	+	The policy helps to protect against water pollution by stating that a proposal will not be supported if it would result in the deterioration of the ecological status/ potential of a water body.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	The policy provides an approach in to protected sites of biodiversity and geodiversity significance at an international, national and local level and irreplaceable habitats such as ancient woodland. Some of

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		these sites will be publicly accessible and form key strategic green infrastructure. The primary focus is to protect these sites and the wildlife and habitats within them which is the reason why they are protected.
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	++	The policy provides an approach in to protected sites of biodiversity and geodiversity significance at an international, national and local level and other irreplaceable habitats. The policy sets out a hierarchy of actions whereby adverse impacts must firstly be avoided and if they cannot be avoided, they must be minimised as far as possible and then mitigated.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	++	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Landscape and townscape character is not explicit in the policy although the conservation of protected nature sites can be important to this as they shape the wider landscape around our settlements.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Protecting these sites could result in increased capturing of pollutants and also provide a visual buffer between sensitive receptors and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The conservation of protected nature sites can be important to this as they shape the wider landscape around our settlements making them distinct and providing places in nature for people to enjoy.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

Summary of SA

The policy performs positively against SA objectives 1, 2, 3, 5, 6, 7, 8 and 15 with it performing most positively against SA 1 and SA 6. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect conserving protected nature sites at all levels. The impact of this policy will be felt gradually as the potential amount of adverse impact avoided increases; the effects will be permanent in preventing damage and promoting enhancement of biodiversity.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Enhancing biodiversity and geodiversity

8.60 The purpose of this policy is to set out the council's approach to protecting, enhancing and restoring biodiversity across the district and reflect the new national requirements for biodiversity net gain in the Environment Act 2021.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	The policy seeks to enhance biodiversity and geodiversity in accordance with biodiversity net gain principles set out in the Environment Act. The enhancement of biodiversity will provide better quality habitats and plants which have a positive impact on the amount of potential carbon that can be captured by trees and plants.
	• Increase the amount of CO2 captured by plants and trees?	++	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy provides opportunities for increased resilience and adaptation to climate change as a consequence of greater habitat quality and tree planting, however this is not the policy's primary focus.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	+	The policy helps to protect against water pollution by stating that a proposal will not be supported if it would result in the deterioration of the ecological status/ potential of a water body.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	The primary focus of the policy is achieving biodiversity net gain within proposals. Depending on the scale of the proposal, these measures could be very small scale and site specific. The policy addresses the requirement for biodiversity net gain and also the design of such net gain. For larger developments, their potential impact on contributing to strategic green infrastructure and linkages between wildlife corridors (including the priorities of the Local Nature Recovery Network), natural open space and creating places for leisure will be greater.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	++	The policy requires a 20% net gain in biodiversity which exceeds the national minimum providing a clear and strong approach to enhancing biodiversity across the district. The policy requires alignment with with Local Nature Recovery Strategy supporting linkages between habitats and strategic sites through wildlife corridors. The policy requires proposals to conserve and enhance biodiversity and mentions that proposals should prioritise measures that help to reverse the decline of species. The issue of addressing the reversal of decline could be advocated more throughout the policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	++	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Enhancing biodiversity within proposals has the potential to enhance landscape and townscape character as proposals will include measures such as tree planting and habitat restoration which can as well as their ecological benefits be attractive to look at and make places distinct. Landscape and townscape character is not explicit in the policy although the protection of trees and woodland is important to this. The wording could be improved to more positively to facilitate protection.
	• Promote local distinctiveness?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Increased planting and habitat restoration could result in increased capturing of pollutants and also provide a visual buffer between sensitive receptors and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Enhancing biodiversity within proposals has the potential to enhance landscape and townscape character including areas of the public realm where applicable. While the primary focus of measures such as tree planting and habitat restoration is to provide a biodiversity enhancement, they can also result in making places more attractive and welcoming to spend time in. The policy addresses the requirement for biodiversity net gain and also the design of such net gain.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy may result in the enhancement of the setting of heritage assets through enhanced biodiversity quality and surrounding environment.

Summary of SA

The policy performs positively against SA objectives 1, 2, 3, 5, 6, 7, 8, 15 and 16 with it performing most positively against SA 1 and SA 6. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and accords with the requirements of biodiversity net gain set out in the Environment Act and provides detail on how these requirements are to be applied including measures on the design of biodiversity within proposals. The policy could be improved by more positively facilitating protection of landscape and townscape character and addressing the issue of species decline in more depth to promote this. The impact of this policy will be felt gradually as the potential amount of adverse impact avoided increases; the effects will be permanent in preventing damage and promoting enhancement of biodiversity.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Protecting our trees, woodlands, hedges and hedgerows

8.61 The purpose of this policy is to set out the Council's approach to protecting existing trees, woodlands, hedges and hedgerows particularly those of visual, historic or nature conservation value, from the impacts of development and to halt the loss of trees in Huntingdonshire.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	The policy seeks to protect the trees, woodlands and hedgerows across the district. The protection of these features will have a positive impact on the amount of potential carbon that can be captured by the natural environment. The policy could be potentially enhanced whereby support is given to the retention and/or planting of species that have greater potential for capturing carbon where they are appropriate to their context.
	• Increase the amount of CO2 captured by plants and trees?	+	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy provides opportunities for increased resilience and adaptation to climate change as a consequence of protecting existing trees, woodlands, hedges and hedgerows, however this is not the policy's primary focus.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	The policy has the potential to assist in reducing flood risk as trees can help store water and retain soil conditions.
	• Promote efficient use of water resources?	+	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space? • Support the provision or enhancement of the strategic green or blue infrastructure network? • Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities? • Promote access to natural greenspace?	+	The primary focus of the policy is to protect existing trees, woodlands, hedges and hedgerows across the district. Depending on the scale and location of a proposal, will depend on how many of these natural features require protection. For larger developments, there is greater potential that more of these natural features could be impacted including sites that are strategically important (including those set out in the Local Nature Recovery Network). The protection of these features are also important for areas of natural open space and creating places for leisure. The policy is focused on the protection of these features, it could be broadened to seek an enhancement of these natural features where they are present within a proposal.
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	The policy seeks to conserve and enhance existing trees, woodlands, hedges and hedgerows. It identifies these features can be within the proposal site and on land adjacent to it where there are such features that could be impacted by the proposal. Some of these features may be subject to nature conservation designations or form part of wildlife corridors. The policy requires proposals to conserve and enhance these natural features and mentions that proposals but does not refer to reversing the decline of species. The issue of addressing the reversal of decline could be advocated more throughout the policy.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character? • Promote local distinctiveness?	+	Protecting existing natural features has the potential to enhance landscape and townscape character although it is not explicitly mentioned in the policy although the protection of trees and woodland is important to this. The wording could be improved to more positively to facilitate protection.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Protecting and enhancing existing natural features can help to positively reduce levels of pollutants more effectively by capturing pollutants and also providing a visual buffer between sensitive receptors and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	Enhancing trees, woodlands, hedges and hedgerows within proposals has the potential to enhance landscape and townscape character including areas of the public realm where this is applicable. While the primary focus is to conserve these natural features, they can also result in making places more attractive and welcoming to spend time in.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy may result in the enhancement of conservation areas or the setting of heritage assets through measures that enhance trees, woodlands, hedges and hedgerows.

Summary of SA

The policy performs positively against SA objectives 1, 2, 3, 5, 6, 7, 8, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support sustainable place making and development. The policy could be improved by more positively facilitating protection of landscape and townscape character and addressing the issue of species decline in more depth to promote this. The impact of this policy will be felt gradually as the potential amount of adverse impact avoided increases; the effects will be permanent in preventing damage and promoting enhancement of trees, woodlands, hedges and hedgerows.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Protecting our open spaces

8.62 The purpose of this policy is to protect against the loss of open space, outdoor recreation facilities, allotments and areas of garden land that provide amenity value.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	N	This SA Objective is not directly relevant to this policy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	+	The primary purpose of the policy is to protect areas of open space of public value (including open space, outdoor sports or recreational space) and resist their loss. It sets out the requirement for compensatory measures where there is a loss and that these
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		measures provide a net benefits to the community. The policy could also promote and seek enhancements to connections and access to open space and green infrastructure.
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Protecting areas of open space and seeking enhancements will help to conserve land that is of value for wildlife. Resisting the loss of open space also helps to reduce the potential harm arising form recreational pressure to sites that may be protected by a nature conservation designation by providing areas of open space locally.
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Protect or enhance landscape and/ or townscape character?	+	Protecting open space assists in balancing out built development and can minimise the visual effects of development but this is not explicit in the policy. The policy does however contain provisions aimed at minimising the effect of development on Local Green Spaces inline with national policy.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Retaining and enhancing open space could result in increased capturing of pollutants and also provide a visual buffer between sensitive receptors and pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA10	• Contribute towards promoting community cohesion?	++	Open space is important for community cohesion by being a place to relax, meet, socialise and play. By protecting areas of open space and resisting their loss and seeking betterments, the policy positively contributes to achieving this objective.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	++	Open space is important to balance built development and provide a balanced mix of uses for health and wellbeing. The policy seeks enhancements to areas of public open space and sports where appropriate. The policy supports Local Green Space designations
	• Promote innovation whilst respecting local character and context?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Facilitate enhancement of the public realm?		that align with national policy, these areas are of demonstrable significance to the local community and can be designated for their wildlife, historic, recreational and character.
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	+	The policy may result in the enhancement of the setting of heritage assets through protecting areas of open space and providing a betterment where appropriate.

Summary of SA

The policy performs positively against SA objectives 5, 6, 7, 8, 10, 15 and 16. The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and will support sustainable place making and support existing communities through the protection of public open space and outdoor sports and recreational space. The policy could be improved by more explicitly referencing the importance these areas of open space can have on landscape and townscape character. Most of the impacts will be permanent through protecting areas of open space and promoting betterment where appropriate as well as support for Local Green Space designation.

Updates after initial appraisal

Heritage Strategy

8.63 In addition to the policy "Conserving and enhancing our heritage assets", the Preferred Options draft Local Plan sets out our Heritage Strategy:

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	+	The strategy seeks to conserve and enhance heritage assets and using the heritage policy can be used to incorporate measures that promote energy efficiency to heritage assets. Although explicit mention of climate change could be made within the strategy.
	• Increase the amount of CO2 captured by plants and trees?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The strategy seeks to conserve and enhance heritage assets. The policy can be used to incorporate climate adaption and resilient design and works to heritage assets. Although explicit mention of climate adaption and resilience could be made within the strategy.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this strategy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this strategy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this strategy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this strategy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	++	The strategy will promote the protection of the diversity and distinctiveness of landscape and townscape character where heritage assets and/ or their settings would be affected. Also, the policy will improve the quality of urban, architectural and landscape design where heritage assets and/ or their settings would be affected ensuring that local character is reflected. This will make a positive contribution to enhancing local distinctiveness.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this strategy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this strategy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this strategy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this strategy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?		This SA Objective is not directly relevant to this strategy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this strategy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This objective is partially relevant as all of the district's town centres have conservation area designations and numerous listed buildings which make a significant contribution to the character and function of these places. The strategy mentions the economic benefit of the historic environment and that this is priority within the strategy, therefore this strategy will play a role in combination with other policies in enhancing our town centres.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	This strategy will help to conserve the historic environment and heritage assets. These assets are found across the district and shape all of our settlements, their conservation and enhancement will positively contribute to high quality design that reflects local character and context.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	++	The strategy is specifically designed to achieve the protection of heritage assets (including designated and non-designated) and their settings. It endorses a methodology for identifying non-designated heritages to contribute towards a local list for Huntingdonshire. The strategy will effectively promote the protection of heritage assets.

Summary of SA

The strategy performs positively against SA objectives 1, 2, 7, 14, 15 and 16.The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The strategy overall is considered to have a beneficial effect and accords with the requirements of conserving heritage assets and provides detail on how these requirements are to be applied across various types of heritage assets (designated and non-designated). The strategy could be improved by more positively facilitating climate change adaption and resilience in more depth to recognise that this is a major risk to heritage assets. Heritage assets cannot be replaced therefore protection of them has the potential for long term positive effects. However, it is recognised that the policy allows for change and demolition in certain circumstances.

Updates after initial appraisal

Conserving and enhancing our heritage assets

8.64 The purpose of this policy is to ensure that development proposals protect and conserve the district's heritage assets and where possible enhance them and their settings.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	++	The policy seeks to conserve and enhance heritage assets and the supporting text recognises that climate change is a major risk to heritage. The policy can be used to incorporate measures that promote energy efficiency to heritage assets.
	• Increase the amount of CO2 captured by plants and trees?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	++	The policy seeks to conserve and enhance heritage assets and the supporting text recognises that climate change is a major risk to heritage. The policy can be used to incorporate climate adaption and resilient design and works to heritage assets.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	N	This SA Objective is not directly relevant to this policy.
	• Promote efficient use of water resources?	N	
	• Reduce the risk of flooding from all sources?		
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	N	This SA Objective is not directly relevant to this policy.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	N	
SA7	• Protect or enhance landscape and/ or townscape character?	++	The policy will promote the protection of the diversity and distinctiveness of landscape and townscape character where heritage assets and/ or their settings would be affected. Also, the policy will improve the quality of urban, architectural and landscape design where heritage assets and/ or their settings would be affected ensuring that local character is reflected. This will make a positive contribution to enhancing local distinctiveness.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	N	This SA Objective is not directly relevant to this policy.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	N	This SA Objective is not directly relevant to this policy.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	N	This SA Objective is not directly relevant to this policy.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	N	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	N	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?		This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	+	This objective is partially relevant as all of the district's town centres have conservation area designations and numerous listed buildings which make a significant contribution to the character and function of these places, therefore this policy will play a role in combination with other policies in enhancing our town centres conserving their local distinctiveness and history.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	This policy will help to conserve the historic environment and heritage assets. These assets are found across the district and shape all of our settlements, their conservation and enhancement will positively contribute to high quality design that reflects local character and context.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	++	The policy is specifically designed to achieve the protection of heritage assets (including designated and non-designated) and their settings. The significance of the asset is referred to in several criteria. The policy will effectively promote the protection of heritage assets.

Summary of SA

The policy performs positively against SA objectives 1, 2, 7, 14, 15 and 16.The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect and accords with the requirements of conserving heritage assets and provides detail on how these requirements are to be applied across various types of heritage assets (designated and non-designated). Heritage assets cannot be replaced therefore protection of them has the potential for long term positive effects. However, it is recognised that the policy allows for change and demolition in certain circumstances.

Updates after initial appraisal

Supporting water related development

8.65 The purpose of this policy is to set out the Council's approach to development proposals that relate to rivers, lakes and other water bodies within the district.

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
SA1	• Promote energy efficient design?	N	This SA Objective is not directly relevant to this policy.
	• Increase the amount of CO2 captured by plants and trees?	N	
SA2	• Help protect against the increased extremes of weather anticipated from the climate emergency?	+	The policy requires proposals to no result in adverse impact on flood risk or flood defences, it could make more explicit reference to climate resilience and adaptation in the context of flood risk.
	• Promote opportunities for adaptation to unavoidable impacts of the climate emergency?		
SA3	• Reduce or help prevent water resource pollution from all sources?	++	Requirements within the policy seek to ensure that development water quality and quantity. Also requirements seek to ensure that development has taken flood risk into account, this includes reference to displaced flood risk. The policy includes requirements relating to
	• Promote efficient use of water resources?	++	
	• Reduce the risk of flooding from all sources?		

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			Grafham Water if proposals are made for essential operational development to improve its function for water treatment. This incudes its role as a major source of water supply.
SA4	• Promote the use of previously developed land in preference to greenfield land?	N	This SA Objective is not directly relevant to this policy.
	• Promote the use of land of agricultural land grade 3 or lower (including urban and non-agricultural land) in preference to grade 1 or 2 agricultural land?	N	
SA5	• Support the provision, retention or enhancement of publicly accessible areas of open and natural green space?	++	Some DAQs are not directly relevant to this policy but the policy includes requirements relating to Grafham Water if proposals are made for essential operational development to improve its function for water treatment. This incudes the preservation of its nature conservation designations and its importance as a piece of strategic green and blue infrastructure. The policy can be applied to a broad range of water related development including water related tourism, sport and leisure developments such as proposals for new short term/ leisure moorings and marinas, and residential moorings. These support the participation of healthy lifestyles through nature based or outdoor activities.
	• Support the provision or enhancement of the strategic green or blue infrastructure network?		
	• Encourage greater participation in healthy lifestyles through nature based or outdoor leisure activities?		
	• Promote access to natural greenspace?		
SA6	• Support the protection, recovery or enhancement of sites of designated biodiversity or geodiversity significance?	+	Although requirements within the policy seek to ensure that biodiversity is maintained or enhanced it does not make specific reference to sites designated for their nature conservation value (apart from proposals impacting Grafham Water). Several of the most important nature conservation sites in Huntingdonshire can be adversely affected by changes in water quality and/ or quantity. The
	• Promote opportunities for enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
			policy could make specific reference to ensuring no adverse impacts on nature conservation sites, particularly those that are affected by water quality or quantity.
SA7	• Protect or enhance landscape and/ or townscape character?	+	The district benefits from an extensive network of waterways. The policy seeks measures to maintain or enhance river morphology and to contribute to re-naturalisation and lakes. These requirements are considered to have a positive effect on protecting the diversity and distinctiveness of landscape character.
	• Promote local distinctiveness?		
SA8	• Support proposals that contribute to the reduction of air pollution?	+	Policy seeks measures to maintain or enhance water quality and quantity. These requirements are considered to have a positive effect on protecting against adverse effects from pollution.
	• Support proposals that minimise or contribute to the reduction of light, noise, odour and visual pollution?		
SA9	• Support provision of market and affordable homes to meet identified needs and support the district's economic growth aspirations?	++	The policy recognises that some choose to live on boats as lifestyle choice, as such the policy sets out the circumstances where residential moorings would be acceptable in order to meet that particular housing preference.
	• Support construction of accessible, adaptable homes with potential to meet the lifetime needs of occupiers?		
	• Support provision of accommodation to meet specific needs?		
SA10	• Contribute towards promoting community cohesion?	+	The requirement within the policy for residential moorings to be located within or adjacent to a settlement boundary to be supported. This ensures residential moorings are located sustainably near to key community services and facilities supporting community cohesion. This reduce isolation amongst those who choose to live on boats and also retain and potentially enhance existing facilities. Additionally, there are requirements for recreational, sports and leisure water related development within Grafham Water.
	• Reduce the potential for social exclusion and isolation particularly among disadvantaged and protected groups?	+	
	• Retain or enhance accessibility to retail, education, health, leisure or cultural facilities?	++	
SA11	• Contribute towards economic opportunities for local residents?	N	This SA Objective is not directly relevant to this policy.

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SA Objective	Decision aiding questions: Will the option/ proposed policy....	Score	Commentary
	• Improve digital infrastructure provision?	N	
SA12	• Support the provision of infrastructure for public transport?	N	This SA Objective is not directly relevant to this policy.
	• Support the provision of infrastructure for active travel?	N	
SA13	• Support jobs in high knowledge or skill sectors?	N	This SA Objective is not directly relevant to this policy.
	• Facilitate retention or expansion of existing businesses?		
	• Retain or create rural or tourism employment opportunities?		
	• Assist in increasing the viability of the agricultural economy?		
SA14	• Promote enhancement of town centres?	N	This SA Objective is not directly relevant to this policy.
	• Support the retention or creation of local scale retail or social facilities?		
SA15	• Contribute to the construction of well designed and sustainably constructed buildings and places?	+	The policy requires moorings have adequate servicing respecting their local context by not adversely impacting the biodiversity and water quality and quantity of the water body. These are considered to have a positive impact on creating sustainable and resilient places.
	• Promote innovation whilst respecting local character and context?		
	• Facilitate enhancement of the public realm?		
	• Minimise opportunities for crime and help reduce the fear of crime?		
SA16	• Promote the conservation or enhancement of heritage assets and their settings?	N	This SA Objective is not directly relevant to this policy.

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Summary of SA

The policy performs positively against SA objectives 2, 3, 5, 6, 7, 8, 9, 10 and 15.The remaining SA objectives are not directly relevant to the policy so a neutral score has been applied. The policy overall is considered to have a beneficial effect on providing policy direction on water related development. The policy could potentially be improved by making more explicit reference to flood risk with climate change allowances. These effects are considered to be cumulative and permanent.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Development Sites

8.66 The following sections set out the Sustainability Appraisal of each of the draft allocations using their policy reference in the Preferred Options Local Plan. In the draft Preferred Options Plan, they are grouped into their relevant settlement category. There are a total of 67 proposed allocations across the North Huntingdon Growth Corridor, Market Towns, Service Centres, Local Service Centres and Villages.

8.67 The site appraisals undertaken as part of the LAA process have been copied over here for completeness so that this document has all SAs for the whole Preferred Options Local Plan and to save cross referring between several documents. Where significant changes have been made to the site/ proposal these have been highlighted in the 'Updates after Initial Appraisal' box and highlighted in the introduction to the settlement category section.

North Huntingdon Growth Cluster Opportunity Zone

8.68 Sites within this area are:

- North Huntingdon 1: Huntingdon Racecourse
- North Huntingdon 2: Land North of A141 between the Racecourse and A1307
- North Huntingdon 3: Lodge Farm, North of A141
- North Huntingdon 4: Wyton Airfield

8.69 Each of the above sites have individually been appraised as shown in the following tables. One SA assessing the North Huntingdon Growth Cluster Opportunity Zone including the sites proposed as allocations has also been undertaken to appraise the performance of the growth corridor against the SA framework.

The North Huntingdon Growth Cluster Opportunity Zone

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The potential scale of development that the North Huntingdon Growth Cluster Opportunity Zone could deliver strategic scale enhancements and improvements to the road network such as the A141 and also establish new or enhance existing sustainable and active travel routes. It has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough reducing private car usage and facilitating a long term shift in travel behaviour over time. The strategic scale of the Opportunity Zone can also deliver strategic scale green and blue infrastructure which can host a variety of habitats supporting biodiversity and maximising carbon capture through nature. These can have a significantly positive impact in reducing greenhouse gas emissions working towards local and national targets.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	As a whole the Opportunity Zone has some areas that are at risk form fluvial flooding, most notably in its southwestern corner at Huntingdon Racecourse. There are channels of fluvial and surface water flood risk across the area. The proposals within the Opportunity Zone will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale as well as strategically if these areas have connecting nature corridors between them. These can help to adapt to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA3	• Maintain and where possible improve the quality and availability of water resources?		The strategic scale growth that could be delivered within the Opportunity Zone will likely require a new water recycling centre and significant upgrades in existing infrastructure. The cumulative impact of bringing forward all sites within the Opportunity Zone on the supply of water resources is unknown and would be dependant on the quantum of development, the mix of uses and industries that occupy land within the zone and their need for water to undertake their operations. The potential scale of growth means that strategic improvements can be delivered holistically working with providers. As a whole the Opportunity Zone has some areas that are at risk form fluvial flooding, most notably in its southwestern corner at Huntingdon Racecourse. There are channels of fluvial and surface water flood risk across the area. Considering the size of the Opportunity Zone and the scale of some of the sites within it, sustainable drainage can be incorporated to mitigate this risk and provide improvements making developments within the Opportunity Zone resilient to the impacts of climate change as well as the area as a whole.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	+	The majority of the Opportunity Zone consists of greenfield land apart from land within the site area of Huntingdon Racecourse which is classified as being previously developed and also land within Wyton Airfield which is almost entirely classified as previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. Of the airfield, less than 5% of the total land area comprises grade 2 agricultural land. There are therefore opportunities to reuse a significant amount of previously developed land within the Opportunity Zone, a particular benefit as there are limited amounts of previously developed land
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			available across the district. Off the remaining greenfield land within the Opportunity Zone, this is mostly grade 2 agricultural land, concentrated on the arch immediately north of Huntingdon with some grade 2 and grade 3 agricultural land on on the western side of the Zone up to the A1 and Spitals roundabout.
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	Development across the Zone has potential to provide publicly accessible open green space and could provide strategic scale areas of green and blue infrastructure with connecting habitats and routes between them. This would reduce recreational pressure on existing sites and also provide a green theme through development within the Opportunity Zone. Areas of nature and open space provide a balance to built development supporting healthy communities and can help create and built a sense of place. Current strategic blue and green infrastructure networks are not expected to be compromised by development within the Opportunity Zone, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Ouse Valley river corridor and its associated flood meadows.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?		
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	Within the Zone are important habitats, including the protected nature sites Great Stukeley Railway Cutting SSSI, Brampton Racecourse SSSI and RAF Wyton Bomb Dump County Wildlife Site. The Zone is located some 2.5km north of Portholme Meadow SAC. Considering the size of the Opportunity Zone and the scale of some of the sites within it, there will be scope to avoid and mitigate any adverse impact on protected nature sites and potentially opportunities to enhance them working with the Local Nature Recovery Strategy and Huntingdonshire Nature Recovery Network.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	+	The North Huntingdon growth cluster extends broadly from Weybridge Farm just west of the Brampton Hut junction of the A1/ A14, through Alconbury Weald, around the north of Huntingdon broadly following the A141 corridor and continues eastwards to include RAF Wyton and Wyton Airfield. The landscape character to the north of Huntingdon will fundamentally change by virtue of the scale of potential development within the Zone, however there will be large amounts of landscaping and green buffers to keep developments sites distinct from one another to avoid large urban sprawl across the whole Zone. As well as creating a sense of place, some sites such as Newlands and Lodge Farm can facilitate connectivity into Huntingdon recognising that these would form a direct expansion of the existing town, not free-standing entities. Therefore, the Zone as a whole could establish its own sense of place as well as built on the existing character and relationship with Huntingdon. This can be developed through the masterplanning phases and opportunities for site promoters across the Zone should be maximised to create a coherent sense of place across the Zone.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+	The Opportunity Zone includes the existing A141 wrapping around the north of Huntingdon, the East Coast Mainline Railway, Ermine Street and the A1 ton its western edge meaning that land around these key routes may be more sensitive to enhanced levels of air, light and noise pollution. The scale of potential development would generate some amount of air, light and noise pollution which would need to be carefully managed to avoid any adverse impact.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Development within the Opportunity Zone heavily relies upon upgrades to the A141 and other local roads as well as enhanced public and active travel connections, primarily into Huntingdon. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/B1090 (Sawtry Way) junction.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	In terms of market demand and meeting community housing needs the Zone expands a large area around the north of Huntingdon and can provide for a diverse mix of housing types, sizes and ensures to meet various needs. These homes can have different styles and character to reflect their location within the Zone. Homes can be delivered in sustainable locations that would meet a range of the community's needs.
SA10	• Support and enhance the more deprived areas of the district?	+	The Opportunity Zone covers a large land area. For sites within the Zone that are proposing housing (Lodge Farm and Wyton Airfield), analysis of deprivation by Cambridgeshire County Council gives the Hemingford Grey and Houghton ward a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) and the Huntingdon North and East wards both have a score of 8. All relevant wards for this site have relatively good access to employment, education skills and training and lower barriers for housing and services. Thus, development at Lodge Farm and Wyton Airfield would not particularly support and enhance the more deprived areas of the district. However investment and development across the Zone including employment provision of various forms can also help to improve deprivation.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Social and community facilities would be expected to be included across the Opportunity Zone within relevant development parcels. As well as providing their own to meet the demands of each development site, there can be connections via active and sustainable travel modes made into Huntingdon to access existing facilities.
SA11	• Contribute to regeneration activities?	+	There are opportunities for regeneration across the whole of the Opportunity Zone, most notably within Huntingdon Racecourse and Wyton Airfield. Remaining opportunities are either much smaller in scale or on agricultural greenfield land. Huntingdon racecourse comprises 72ha of land currently used for horse racing, the site also hosts Huntingdon rugby club and a range of occasional outdoor events. A 98 bedroom hotel was opened adjacent to the site in 2013. Development within the site has opportunities to retain and modernise the Racecourse as a unique visitor attraction area in the district. Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site only comprises part of the former RAF Wyton predominantly including the runways, taxiways and associated grassland of the airfield with limited built structures. The technical base of RAF Wyton containing most of the buildings remains on adjoining land with uses having been relocated there from RAF Brampton. The site would contribute to regeneration activities through the reuse of previously developed land which is currently occupied by a limited range of temporary uses many of which involve open storage.
	• Enhance and diversify economic opportunities with the district?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			As with all major scale strategic sites, development within the Opportunity Zone would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. Development sites have the potential to provide a diverse mix of uses catering to various sectors of the market including those within retail, industry, high tech and care and community sectors. The Combined Authority's Local Growth Plan advocates the North Huntingdon growth cluster as an area with strong potential to support businesses looking to scale up with those in innovative and high productivity sectors being able to expand their enterprises in the area. It looks to develop existing defence and life sciences assets as well as delivering new opportunities.
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	++	The North Huntingdon Growth Cluster Opportunity Zone is well located to utilise sustainable and active modes of transport but enhancements will need to be made to accommodate the amount of growth proposed. For example, upgrades to the A141 and local roads will be required which development sites can help to unlock funding for. Additionally, significant active travel and public transport improvements will be required to support more sustainable lifestyles and reduce traffic on roads. Such enhancements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which development sites within the Zone can connect into or facilitate further extensions of the active and sustainable travel network. There are opportunities to access the railway network at Huntingdon and also in the future any potential station at Alconbury Weald. There are also public rights of way within the Zone which can be incorporated into schemes providing connections between places and access to nature.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	++	Developments across the Opportunity Zone have the potential to attract new investment. Mixed use sites such as Lodge Farm and Wyton Airfield can provide some employment land as part of a sustainable mixed use community supporting local job creation. They are in a sustainable location for employment opportunities given their proximity to potential employees in Huntingdon and St Ives with potential for active travel and public transport accessibility to be introduced. Development at Huntingdon Racecourse could include employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events, which could provide a mix of high and low density employment uses. It could also help to facilitate the retention and expansion of Huntingdon Racecourse and associated tourism as a result. Newlands located near to Huntingdon and Brampton has the opportunity to support the retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The Zone is located some most closely to Huntingdon town centre but Wyton Airfield on on its eastern side is also some 4km from St Ives town centre. Developments within the Zone would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. The additional demand generated from and expenditure capacity of the Zone's future occupants has potential to assist in facilitating some modernisation of the existing town centres.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The Zone as a whole could establish its own sense of place as well as built on the existing character and relationship with Huntingdon. This can be developed through the masterplanning phases and opportunities for site promoters across the Zone should be maximised to create a coherent sense of place across the Zone with distinct elements to it as development sites within the Opportunity Zone have their own opportunities to create their own character and sense of place. For some sites this may be easier to establish, for example Huntingdon Racecourse already existing and their is established character, and for Wyton Airfield the site has an established character from its use as a military airfield which connects strongly with the adjoining remaining RAF Wyton.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no conservation areas, scheduled monuments or listed buildings within the core sites promoted within the Opportunity Zone, although there is potential for some impact on designated assets and their setting within the wider Opportunity Zone. Development within the Zone may have an impact non-designated heirtage assets. There is great potential for archaeological across the zone which should be fully explored. Considering the size of the Opportunity Zone and the scale of some of the sites within it, there will be scope to avoid and mitigate any adverse impact on heritage assets and potentially opportunities to make any heritage (such as Wyton's military heirtage) a key feature of any future place.

Summary of SA

The North Huntingdon Growth Cluster Opportunity Zone is an expansion area, it extends broadly from Weybridge Farm just west of the Brampton Hut junction of the A1/ A14, through Alconbury Weald, around the north of Huntingdon broadly following the A141 corridor and continues eastwards to include RAF Wyton and Wyton Airfield. With it there is great potential for new housing and economic growth and for the reuse of previously developed land. Developments will require substantial infrastructure to deliver new growth including waste water infrastructure. It is strategically placed to maximise connections to Huntingdon as well as help deliver strategic

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road upgrades such as the A141 and bring with it strategic upgrades to active and sustainable travel routes. This can facilitate a longer term shift in travel behaviour working towards net zero carbon ambitions and lowering greenhouse gas emissions. Across the Zone there are opportunities for enhanced habitat connectivity and areas of green and blue infrastructure which can benefit physical and mental wellbeing as well as the natural environment. A diverse range of employment, social and community services would be expected to be provided on sites across the Zone given the scale of parcels being promoted. Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

Updates after initial appraisal

North Huntingdon 1: Huntingdon Racecourse

8.70 Findings from the LAA identify that uses such as logistics / distribution and or lorry parking could detrimentally impact the nature conservation value of the site biology and ecology and will therefore will not be assessed. A sustainability appraisal has be undertaken for employment, commercial leisure uses, outdoor sports and leisure and facilities for leisure events.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to reuse and recycle existing land, buildings and materials, however the site promoter proposes further development on greenfield land.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 92% of the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 85% of the site (59ha) is within flood zone 3, with flood zone 2 also present. The site is at risk of medium surface water flood risk on approximately 3.8% of the site. 5 ha of the site is within flood zone 1 on the north eastern edge.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	• Prioritise development of previously developed land?	-	The site is part previously developed and part greenfield land with existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter proposes further development on greenfield land. The site is grade 3 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	Some of the site is within 1km of 10ha of natural green space (Hichingbrooke Country Park) and also within 200m of 0.5ha natural green space due to an existing playing fields within the site.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	--	Brampton racecourse SSSI is located within the site, Brampton Meadow SSSI is located within 1km and Hinchingbrooke Country Park County Wildlife Site is within 200m of the site. Development would have to consider impacts on the condition of these sites. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The majority of the site is open greenspace including the race track which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley). As such the site contributes to the strategic green infrastructure of the area, linking also to Hinchingbrooke Country Park. The nature of the site therefore means that extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting and require development sensitive to the natural landscape that it incorporates. Some of the site is previously developed land and home to leisure uses associated with the site e.g. bar, stands and associated parking. Redevelopment of previously developed land or land within flood zone 1 would have to be sensitively designed so as not to detrimentally impact the setting of the area. A proposed capacity for the site has not been provided and so it is unclear whether the proposed development would represent an efficient use of land, however redevelopment of previously developed land or land within flood zone 1 (as proposed) could achieve this if impacts could be mitigated.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposed uses include employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events which have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and potentially increase in light and noise pollution. However the impact is unknown as no capacity for the site has been provided. Additional

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			facilities on the site will generate additional traffic, although the effect of this could mitigated by the fact that the site already has a dedicated existing junction from the A141. The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non-residential uses.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 5km of Huntingdon town centre and proposes leisure uses. The site is approximately 1.5km from Brampton village primary school. The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	• Facilitate access to a range of employment opportunities?	+	The site proposes employment uses on the site and is within 5km of multiple concentration of employment within Huntingdon. The site benefits from ultrafast broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station but is beyond 800m from a bus service. There is a bridleway and public right of way within the site
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes an number of potential uses including employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events, which could provide a mix of high and low density employment uses. It could also help to facilitate the retention and expansion of Huntingdonshire Racecourse and associated tourism as a result.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	-	The site proposes some commercial leisure uses, due to its distance from Huntingdon and nearby villages the proposal would not reinforce the role of the town or nearby villages potentially drawing interest away from local centres to a more removed location. This would however be dependent on the final uses proposed. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	As the majority of the site is open greenspace of ecological and biodiversity value any development would need to be well related to the existing complex of buildings to minimise the visual, biodiversity and ecological impact. However, the nature of the site means that extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting and therefore require carefully designed and

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			located development sensitive to the greenspace uses and value of the site. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the Racecourse's operations. The racecourse makes a valuable economic and social contribution to the Huntingdon area and limited development or redevelopment of previously developed land would need to be related to the existing uses and operation of the site.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but there is a listed building approximately 200m north of the site that could be adversely impacted by the development.

Summary of SA

The site is heavily constrained by fluvial flood risk, only 5 ha of the site is within flood zone 1 on the north eastern edge. 92% of the site is also impacted from risk of flooding with climate change at 1 in 100 (Design Flood) and surface water flood risk is also present. The site is part previously developed land, some of which is located within flood zones 2 and 3 and part greenfield land and is grade 3 agricultural land. There are existing structures on site meaning that there is opportunity to prioritise previously developed land, however the site promoter also proposes further development on greenfield land within flood zone 1. Redevelopment of previously developed land has the opportunity to reduce flood risk in the area with new development focussed within flood zone 1 and flood risk mitigated. The site proposal has been put forward for employment, commercial leisure uses and outdoor sports and leisure and facilities for leisure events to ensure that the commercial viability of the operation of the Racecourse as a racing venue in the long term and so that non-racing events, activities and functions can continue to operate and evolve alongside the

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Racecourse's operations. This would provide opportunity for high and low density employment and retention of the Racecourse as a unique visitor attraction in the district. The site is currently home to Huntingdon & District Rugby Football club which is exploring opportunities to relocate to within the Alconbury Weald development, if this does not come to fruition any proposal would need to ensure the retention of this facility.

The site is within 5km of Huntingdon town centre and proposes leisure uses. The site has capacity for leisure uses on site and there is an existing publicly accessible playing field within the site. It is beyond 800m from other culture and leisure activities.

The proposed uses have the potential to adversely affect the surrounding countryside as a result of their visibility in the wider landscape and increases in light and noise pollution. Additional traffic generated could be mitigated by the existing dedicated junction from the A141. The proposal would not reinforce the role of the town or nearby villages, but could assist in the retention and commercial viability of the Racecourse. The site contributes to the strategic green infrastructure network as part of the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley) and contains Brampton Racecourse SSSI, Brampton Meadow SSSI is located within 1km and Hinchingbrooke Country Park County Wildlife Site is within 200m of the site. The majority of the site is within Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area providing opportunities to link strategic networks.

Extensive development in this area could have a significant impact on the landscape, ecology and biodiversity of the area and wider countryside setting. It would require any development to be sensitive to the natural landscape and incorporate carefully designed and located development sensitive to the greenspace uses and value of the site. There is a listed building approximately 200m north of the site that could be adversely impacted by the development. Development should be focussed on existing previously developed land and within flood zone 1 in the north east of the site and relate to the existing uses and operation of the site to avoid negative impacts on Huntingdon town centre.

Updates after initial appraisal

North Huntingdon 2: Land North of A141 between the Racecourse and A1307

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	of the proposed development (predominantly logistics) may increase emissions in the area. The site promoter proposes low carbon, energy efficient spaces to reduce energy demand, with BREEAM excellent as a minimum target, with green technologies proposed. An assessment would have to be undertaken to understand the impact on greenhouse gas emissions as a result of the proposed use. The site's location and scale means that some bus route connections could be made to the site which would help to reduce carbon emissions from travel. A small part of the southern tip of the site is within the Great Ouse Valley landscape priority area. There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 8% of the site (8.6ha) The site promoter proposes 15% biodiversity net gain, strategic landscaping including new habitats, green and blue infrastructure on 63.68% of site's overall area, and SUDs attenuation, which could
	• Support habitats in adjusting to the impacts of the climate emergency?	++	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			support some habitats in adjusting to the impacts of climate change by providing opportunities for carbon sequestration, flood mitigation, and ecological resilience.
SA3	• Maintain and where possible improve the quality and availability of water resources?	--	The site is a strategic employment proposal and may require a new water recycling centre to serve the development. The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations. The promoter proposes 185,806 sqm of logistics, distribution and employment uses. The site promoter has proposed BREEAM 'excellent' standard as a minimum and contacted the water provider. No information has been provided on how water quality will be addressed aside from the reference to SUDS attenuation and associated measures. Approximately 91% (94ha) of the site is within flood zone 1 with a small proportion of flood zone 2 3a and 3b present in the south. Approximately 4% of the site is at medium surface water flood risk, 12% at low risk and 2% at high risk. The site promoter notes that development on the site will be undertaken outside of Flood Zones 2 and 3, including means of access with mitigation measures provided.
	• Minimise the risk of flooding from all sources?	+	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	--	Brookfield farm sits within site, which includes residential properties and associated farm buildings development on previously developed land is negligible. The majority of the site is grade 2 agricultural land, sandwiched by small strips of grade 3 agricultural land on the northern and southern boundaries.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park and Brampton Racecourse SSSI respectively. The site promoter proposes green and blue infrastructure on 63.68% of site's overall area, which could provide green corridors and links to the Great Ouse Valley Landscape Priority Area
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	• Protect sites of designated biodiversity or geodiversity significance?	-	There are no nature conservation assets within the site and the site is open countryside. However, Huntingdon Racecourse SSSI sits on the southern boundary of the site with which is linked from the site by a public right of way, Brampton Meadow SSSI is located within 1.2km (separated by the A1) and Hinchingbrooke Country Park County Wildlife Site is less than 50m away (with public right of way provided to access and cross the A141) . An increased population in this area could detrimentally impact the wear and usage of these areas potentially putting them at risk. 15% biodiversity net gain is proposed and green and blue infrastructure on 63.68% of the site. The site promoter proposes the retention of woodland, hedgerow, watercourses, ponds etc where possible and ecological enhancements provided. This could enhance the biodiversity of an area which is currently arable farmland.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	-	The land rises quite significantly towards the centre of the site with a minimum variation of 10m, this undulation is reflective of its location within the Central Claylands. The eastern edge of the site is bounded by the A141, predominantly screened mature trees and
	• Reinforce local distinctiveness and a sense of place?		

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			hedgerow. Views into the site can be seen clearly however from the southern third of the eastern edge and also the north via public rights of way showing the prominent landscape features. The southern boundary abuts Local Plan allocation HU9 Huntingdon Racecourse which is substantially screened by trees and hedgerow and the northern boundary also screened by substantial trees and hedgerow. Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning. The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and landscape corridors and green infrastructure on 63.68% of site's overall area. It is proposed that this would include mitigation mounding; coupled with native woodland, scrub and tree planting.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area. The site is near to the Brampton Air Quality Management Area, however this is in the process of being revoked due to the realignment of the A14. The site promoter proposes active travel routes to encourage sustainable travel.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The increase in traffic generated by the site and the operation of the site could increase noise, air and light pollution and impact the road network, a transport impact assessment would be required. There is potential for light pollution impact on The Stukeleys in longer distance views and Brampton SSSI, which has the potential to displace species and would require further investigation/assessment. However, impact on residential units south of the site (and the A141) may have a lesser impact due to screening. The site promoter has submitted a lighting technical note to address some of these issues.
SA9	Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	**N**	Not applicable as the site proposes employment uses.
SA10	• Support and enhance the more deprived areas of the district?	**+**	The site is predominantly within The Stukeleys ward. Analysis of deprivation by Cambridgeshire County Council gives the ward a local index of deprivation score of 3 (where 1 is most deprived and 10 is least deprived). Nearby Huntingdon is categorised as 8. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training. There are no proposals for other services such as health and community centre infrastructure, but the site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	**N**	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.
SA11	• Contribute to regeneration activities?		The site is currently greenfield agricultural land and forms part of the wider countryside, therefore there are no opportunities for regeneration. The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment (the site promoter references 2,054 FTE direct jobs on site). This would provide additional employment opportunities to the area. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	A public right of way traverses the northern half of the site, another runs along the southern boundary and one is located outside, but close to the north western boundary (between 200-400m away). Both the public right of way in the north of the site and on the southern edge provide connections to residential properties and Hinchingbrooke Country Park and Brampton Racecourse SSSI respectively. The presence of major roads such as the A141 and A1307 provide no active travel opportunities. There are currently no public transport connections.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site promoter proposes safe crossings across the A141 to link the future on-site pedestrian and cycle infrastructure, further details on its implementation and achievability would be required.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	++	The site proposes employment, logistics and distribution uses (55,741 sqm B2 uses and 130,065sqm B8 use) providing high and low density employment. This would provide additional employment opportunities to the area. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. No tourism uses are proposed.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	N	The site is proposed for employment use and as such is considered that it may have a minimal positive contribution to existing town centres such as Huntingdon but an increased workplace population may assist in facilitating some modernisation of the existing Huntingdon town centre, through potential increased footfall and usage.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	-	The land is currently open countryside bounded by the A141 and A1307 with clear views into the site from the north. The site currently relates to the open countryside and to the east, Huntingdon

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Racecourse. The impact of the site to the north and the Racecourse would be more significant than its impact from the A141 and A1307. However the topographic variation of the site could mean that the elevation of proposed buildings could significantly impact the countryside setting requiring significant landscape mitigation. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Residential and business uses sit south of the A141 and the proposed site is within established clusters of business and industrial uses to the east. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses. The site promoter proposes structural landscaping to provide a 'green backdrop' for views from the north of the site and active travel routes and safe crossings. Brook Farm residential and agricultural buildings sit within the site and Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The proposed site would need to consider the impacts on the heritage asset and integration of Brook Farm, some buildings of which are proposed for demolition.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	-	Old Farm House, Waterloo Farm (a grade II listed building) is approximately 250m north of the northern site boundary. The proposed site has the potential to impact on the setting of the listed building. The site promoter also identifies the Hungry Hall/Brookfield Farm a non-designated heritage asset which sits within the site. Development has the potential to impact on the setting on Waterloo Farm. The site would need to consider and mitigate against the impact on the heritage asset and demonstrate the avoidance of harm. The site promoter proposes design measures at both outline and reserved matters stages, to reduce the impact of the proposed development on Waterloo Farm. The demolition of Hungry Hall/Brook Farm is proposed which would constitute a loss of a heritage asset and its significance. The site promoter outlines that the site lies within an area of archaeological potential. Further assessment would be required to understand whether conservation and enhancement would be required or if there would be an impact on areas of archaeological value.

Summary of SA

The Land North of A141, between Huntingdon Racecourse and A1307 is greenfield agricultural land the majority of which is grade 3 agricultural land. The site is open countryside and the reuse of previously developed land is negligible. Approximately 94ha (91%) of the site is within flood zone 1 with areas, with a small proportion of flood zone 2 3a and 3b present in the south, risk of flooding from surface water is present meaning mitigation measures will be required.

Development has the potential to support and enhance the more deprived areas of the district through provision of additional employment, education, skills and training. The site is near to other business and industrial uses which cluster around the north of Huntingdon, meaning that the compatibility of this site and use could be beneficial to the existing sector and local economy. The site has the opportunity to support retention and growth of indigenous companies by providing land for

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expansion of existing businesses, provide supply chain benefits or could provide opportunities for new investment to enhance the local economy. The site is within 5km of Huntingdon town centre and within 3.5km of leisure uses such as those located at and around Huntingdon Retail Park and Towerfields meaning access to social facilities and some services are relatively nearby. The site is south of Local Plan allocation HU 1 Ermine Street which is for residential, some retail and school and community facilities. Access to these services would extend the social and community offer to the proposed site if HU1 were built out and safe crossing of the A1307 provided.

The site has the potential to impact upon the landscape from the north, heritage assets (Huntingdon Racecourse SSSI, Hinchingbrooke Country Park, Great Ouse Valley Landscape Priority Area) and nature conservation assets (Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm), assessment and mitigation of which would be required. Integration of public rights of way would be required and there is potential to provide enhanced connectivity to areas of biodiversity value. Strategic landscaping would be required and elevation of the proposed buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from adjacent Huntingdon Racecourse could be significant.

The impact of the site on the supply of water resources is unknown and would be dependant on the industries that occupy the site and their need for water to undertake their operations.

The site is bounded by the A141 and A1307, the A1 lies to the west meaning that the site may be subject to greenhouse gas emissions. Traffic emissions and other emissions generated from the operation of the proposed development (predominantly logistics) would increase emissions in the area and noise, air and light pollution which would require further investigation. The latter of which may impact The Stukeleys. The site could integrate with the existing community if effectively masterplanned and provide additional economic benefits to Huntingdon. Strategic landscaping and safe crossings would be required to minimise the impact on the surrounding area and to safely integrate with existing and proposed uses.

Updates after initial appraisal

North Huntingdon 3: Lodge Farm, North of A141

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	energy generation infrastructure will be provided. The location has opportunities to benefit from CPCA proposals for upgrades to the A141 and associated active travel networks which may enhance non-vehicle dependent travel as well as have opportunities to link into the existing Busway network. The south eastern part of the site is adjacent to the outer edge of the Great Ouse Valley green infrastructure priority area and, although separated by the A141, has potential to promote enhancements to this area through inclusion of additional green infrastructure and biodiversity areas.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is 1.2% of of the site area. The proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space which which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?	++	
SA3	• Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. Over 98% of the site is situated within flood zone 1 presenting the lowest level of risk from fluvial flooding. Around 14% of the site has some risk of surface water flooding, most of which is low risk although there is a slight increase in additional risk when climate change is accounted for.
	• Minimise the risk of flooding from all sources?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is wholly greenfield agricultural land so it does not facilitate the use of previously developed land at all. For comparative purposes with other sites the HDC mapping data shows the site as wholly grade 2 agricultural land. However, the site promoter has supplied a site specific soil assessment which indicates that approimately 40% of the site is grade 2, 40% is grade 3a and 20% is grade 3b.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The south eastern part of the site is within Natural England's wider neighbourhood standard of having a natural greenspace of at least 20 ha within 2 kms. Also, the proposal states that some 98.48ha of land (about a third of the total site area) could be used for open space. St Thomas's Dole plantation forms an established wooded area within the site which has many tree and hedgerow belts reinforcing on-site nature connectivity and providing opportunities for enhancement and establishment of further provision. Current strategic blue and green infrastructure networks are not expected to be compromised by development of Lodge Farm and future extension or improvement could be positively facilitated.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	There are no designated biodiversity or geodiversity sites within the site. However, it is directly across the A141 from the Willow Pollards north of Wyton Pit county wildlife site. The site offers limited opportunities for enhancement of this as it is a wetland seting and the topography of the site rises signifcantly from the adjoining point. Great Stukely railway cutting SSSI is 1 km to the west from the nearest boundary point of the site. Three individual trees have preservation orders on them within the north eastern part of the site.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	-	The site is located within the Central Claylands landscape character area and demonstrates this areas typical characteristics of gently undulating arable land with a relatively large scale field pattern. The southern boundary adjoins Huntingdon with a substantial landscaping buffer separating it from 'The Birds Estate' townscape character area. The south eastern edge adjoins the Great Ouse Valley landscape character area. If developed the site would form a substantial expansion to the north eastern edge of Huntingdon which currently has a well defined boundary along the A141. It would need to both create its own sense of place and facilitate connectivity into Huntingdon recognising that it would form a direct expansion of the existing town, not a free-standing entity. Clear views can be obtained across the site from Kings Ripton Road including from Jubilee Park; Huntingdon Cemetery and Crematorium is further north than the northern boundary of the site and built development should have less direct impact although it would alter the current rural approach from the town. The site does not adjoin any villages although the site promoters suggest connectivity into the roundabout where sawry Way and the A141 interconnect near Wyton on the Hill. Hartford Hill Farm and Lodge Farm would be largely encircled by the proposed development leading to a fundamental change in their countryside settings.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	Development of Lodge Farm would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections, primarily into Huntingdon. There is scope for action to reduce the contribution to air pollution from queuing traffic on the A141/B1090 (Sawtry Way) junction.

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is in arable agricultural use and so currently gives rise to very little noise, air or light pollution. The scale of potential development would generate some amount of light and noise pollution which would impact on thenorth easter edge of Huntingdon, the two remaining farms and the open countryside beyond the site.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site has a direct frontage to the A141 directly across which is the Hartford area of Huntingdon with connectivity in from Hartford Road to the south east of the site. Hartford Road leads directly to the town centre providing good access to services to meet the community's needs with public transport and active travel connections. The BP garage at the Hartford roundabout offers a small selection of food and the Dobbies garden centre offers an in-store Waitrose 1.3 kms from the nearest point of the site. The western corner of the site adjoins Kings Ripton Road from which there are active travel connections into the town and road connections west to superstores and Towerfields leisure park. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community housing needs the site spans the Huntingdon North ward and the Hemingford Grey & Houghton ward. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows the Huntingdon North ward is the 24th most expensive and Hemingford Grey & Houghton ward is the fourth most expensive of the 26 wards in the district. In reality the site is most closely related to Huntingdon East ward which has the 19th highest values. The wide range of values in and around the area indicates that the site could meet a range of demand. Rental data for October 2022 to October 2023 indicate these wards as also being diverse for renting a 3-bedroom home ranging from joint third to17th. Together these help

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet a range of the community's needs.
SA10	• Support and enhance the more deprived areas of the district?	+	Analysis of deprivation by Cambridgeshire County Council gives the Hemingford Grey and Houghton ward a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived) and the Huntingdon North and East wards both have a score of 8. All relevant wards for this site have relatively good access to employment, education skills and training and lower barriers for housing and services. Thus, the site would not particularly support and enhance the more deprived areas of the district. Social and community facilities would be expected to be included on site as part of any development. The site is 4 kms to Huntingdon town centre when measured by road from the central point of the eastern frontage onto the A141 and 2.9 kms by active travel routes from the A141 crossing to Sapley Road. The Towerfields leisure park is 1.8 kms from the mid-poiint of the A141 along the southern boundary. The Jubilee Park playing fields face onto Kings Ripton Road which forms the western boundary of the site. The northern tip of the site's boundary adjoins a rally karting centre with Huntingdon cemetery and crematorium 50m across the road. Overall, the site has good opportunities to access existing social and community facilities and is of a sufficient scale to include some provision on site.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	
SA11	• Contribute to regeneration activities?	--	The site would not contribute to regeneration activities being wholly greenfield land.
	• Enhance and diversify economic opportunities with the district?	+	

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SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter anticipates a residential led scheme and has not indicated a preferred amount of employment and commercial floorspace to be provided but some is anticipated.
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The has limited active travel opportunities at present with no public footpaths along any of the site's road frontages and no public rights of way crossing the site. The Busway uses the A141 to serve Wyton on the Hill so potential exists for additional stops on this frontage or possible route diversion. The proposed A141 upgrade is expected to promote improved public and active travel options along the A141 corridor which would provide opportunites for significant improvements.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain and the scheme is promoted as being residential led. It is a sustainable location for employment opportunities given its proximity to potential employees in Huntingdon with potential for active travel and public transport accessibility to be introduced. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to Huntingdon town centre via a variety of routes of around 4.5 kms and the increased level of demand likely

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			to be generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the town centre.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	-	The land is wholly agricultural in character, with its relationship with Huntingdon on the southern boundary having a limited impact on its sense of place due to the separation resulting from the structural planting between the existing properties in Huntingdon and the A141. All other boundaries of the site relate to the surrounding open countryside. Development would fundamentally alter the character of the site from agricultural to urban and significantly impact on the retained properties within and largely encompassed by the site. The scale of the site is such that it would form a whole new neighbourhood for Huntingdon extending the town in a location relatively remote from main clusters of employment and the town centre. It is proposed as a residential led development effectively continuing the residential led development of 'The Birds' estate from the late 20th century. Given the separation arising from the A141 it would need to establish its own local character and sense of place. Given the rising nature of the land from both boundaries with the A141 development would be highly visible in the local landscape as well as from much of the B1090. Along the Ouse Valley the villages of Houghton & Wyton benefit from substantial trees and hedgerows, particularly along the A1123 providing screening of the site although glimpses may be apparent in long distance views. The character of the adjoining section of Huntingdon has largely evolved from the once distinct village of Hartford to that of modern residential estates. This, the development would extend this character and need to provide its own sense of place.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	The site has potential for a range of archaeological interests as identified in the submitted Heritage Statement although there are no directly impacted listed buildings, conservation areas or scheduled monuments.

Summary of SA

Lodge Farm is a wholly greenfield site comprising a mixture of grade 2 and grade 3 agricultural land. It adjoins Huntingdon on the south western side with the A141 forming two of the site's boundaries. The location has opportunities to benefit from CPCA proposed upgrades to the A141 and active travel routes in its vicinity potentially enhancing potential occupiers' accessibility to sustainable forms of travel although there is currently no public transport or active travel infrastructure along the A141 where it adjoins Huntingdon and only a limited service on the stretch along the eastern edge of the site.

Limited opportunities exist to link to and enhance strategic green infrastructure areas. There are no designated nature conservation assets within the site but a network of green landscaping corridors runs through and around the site offering opportunities for enhancement.

Development would form a major extension to Huntingdon and push the town's boundary out beyond that established by the A141 since the 1980s which contain the existing late 20th century development of 'The Birds' estate. Opportunities for integration are limited and potential would need to be maximised to gain the sustainability benefits of the site's location adjoining an existing town and providing opportunities to access existing services and facilities rather than being a freestanding site in the countryside.

The site is in an area of mixed housing market demand with relatively low levels of deprivation. It is in relatively good proximity to a wider range of employment, social and community services. Some would also be expected to be provided on site given the scale of the development enhancing access to local scale facilities. Given its relationship with Huntingdon development may boost the town centre as a result of more expenditure capacity in the local area.

Updates after initial appraisal

Regarding SA7 and 15 it is noted that the character of the sites is expected to change as a result of th.ed upgrade to the A141 although this does not influence the scores attributed

North Huntingdon 4: Wyton Airfield

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The site has opportunities to link into the established Busway network providing high quality public transport connections between Cambridge, Huntingdon and onto Peterborough potentially reducing private car usage. No information has been provided suggesting built development on the site will promote low or zero carbon technologies above Building Regulation requirements, nor that large scale on site renewable energy generation infrastructure will be provided. The site could incorporate green infrastructure on site and although it does not directly adjoin the Ouse Valley green infrastructure priority area at its nearest point it is 1.3 kms and has some potential for linkages.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	+	
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood). The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?	+	
SA3	• Maintain and where possible improve the quality and availability of water resources?	--	Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. 99.7% of the site is situated in flood zone 1; the remainder is in flood zone 3b totalling just 0.69 ha. The site is affected by a limited amount of surface water flooding with a small amount of additional risk from
	• Minimise the risk of flooding from all sources?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			climate change. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	++	The site is almost entirely classified as previously developed land as it is a former RAF airfield and contains substantial areas of hardstanding. Less than 5% of the total land area comprises grade 2 agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	++	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	Wyton Airfield is just beyond several of the thresholds for Natural England's access to natural greenspace standards. However, it is still in relatively close proximity to the extensive publicly accessible open and natural green spaces of the Ouse Valley corridor which would provide diverse opportunities for recreation. The site has potential to provide publicly accessible open green space and already contains several small wooded areas and large areas of grassland which have the potential to form the core of additional open space provision. Current strategic blue and green infrastructure networks are not expected to be compromised by redevelopment of Wyton Airfield, nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Ouse Valley river corridor and its associated flood meadows.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	• Protect sites of designated biodiversity or geodiversity significance?	++	There are no designated sites of biodiversity or geodiversity value within the site. The former RAF Wyton bomb dump county wildlife site is directly across the A141 from the site. There are no

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	internationally designated sites within 2kms and the closest SSSI is 2.25 kms from the nearest boundary. The site offers limited opportunities to promote opportunities for the recovery or enhancement of sites of biodiversity or geodiversity value with the strongest potential being for promoting linkages to the RAF Wyton bomb dump county wildlife site. There are no tree preservation orders within the site.
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	++	The site is located within the Central Claylands landscape character area which predominantly comprises gently undulating arable land with a relatively large scale field pattern. It is on a raised plateau and immediately adjoins the remaining RAF Wyton operational base which contains buildings of a range of heights and can be seen extensively from the surrounding areas. The villages of Old Hurst and Woodhurst are situated to the north of the site with views across the landscape up to the site. Development of Wyton Airfield would be partially visible from both of these villages. The wider area is typified by ancient woodland and hedgerows. Development could promote opportunities to enhance this characteristic through provision of additional woodland and hedgerows. The south western corner of the site adjoins Wyton on the Hill which comprises the former married quarters housing. The layout is predominantly demi-detached and short terraces of homes with back gardens frequently containing boundary trees. There are very limited areas of public open space beyond 5 children's play areas and the primary school site. The sense of place of Wyton on the Hill remains closely aligned with the adjoining operational RAF base. Redevelopment of the site and integration with Wyton on the Hill offers opportunities to enhance the residential village character of Wyton on the Hill and create a high quality locally distinctive new settlement.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	-	Redevelopment of Wyton Airfield would necessitate upgrades to the A141 and other local roads and enhanced public and active travel connections into the surrounding area. There may be scope for action to reduce the contribution to air pollution from queuing traffic on the A141/ B1090 (Sawtry Way) junction. The site is already in use for a variety of temporary uses including open storage, vehicle parking and ancillary office accommodation with supporting lighting and security systems. No flying takes place from the site any more so the surrounding area is no longer impacted by aircraft or helicopter noise. The scale of potential development would generate some amount of light and noise pollution. The adjoining RAF Wyton base already produces some light and noise pollution so this aspect of any potential development would need to be carefully managed to avoid consolidating this impact.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	This site is located just north of the Ouse Valley corridor with the market towns of Huntingdon and St Ives in close proximity. It has potential for public and active travel connections to each of these centres to provide sustainable access to services, employment and local facilities. The site has potential for linking into the Busway providing public transport connectivity to Cambridge for higher level services and a wide range of employment opportunities. The strategic scale of the site provides opportunities to deliver a wide range of types, sizes and tenures. In terms of market demand and meeting community needs the site is located within the Hemingford Grey and Houghton ward of the district. Analysis of average house prices per square metre by ward

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			using data from Hometrack for April to September 2023 shows this ward as the fourth most expensive of the 26 wards in the district indicating a high level of market demand and high costs for people looking to purchase homes in the locality. Rental data for October 2022 to October 2023 indicates this ward as the joint third most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	• Support and enhance the more deprived areas of the district?	+	The site is situated within the Hemingford Grey and Houghton ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 9 (where 1 is most deprived and 10 is least deprived). The northern boundary of the site immediately adjoins Warboys ward which is ranked as one of the three most deprived wards in the district. Therefore, redevelopment has potential to assist with improving this situation in the adjoining area through provision of additional employment, education skills and training and reducing barriers of housing and services. Social and community facilities would be expected to be included on site as part of the redevelopment. However, the site is within 6 kms of Huntingdon town centre and 7.5 kms of St Ives town centre when measured by road from the central point of the frontage onto the A141 and approximately 4 kms from St Ives town centre by potential active travel routes via the Old Ramsey Road offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA11	• Contribute to regeneration activities?	++	Wyton Airfield has been declared surplus to military requirements with military flying ending in February 2015. The site only comprises part of the former RAF Wyton predominantly including the runways, taxiways and associated grassland of the airfield with limited built structures. The technical base of RAF Wyton containing most of the buildings remains on adjoining land with uses having been relocated there from RAF Brampton. The site would contribute to regeneration activities through the reuse of previously developed land which is currently occupied by a limited range of temporary uses many of which involve open storage. As with all major scale strategic sites development would contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. The site promoter has not indicated a preferred amount of employment and commercial floorspace to be provided. It is their intention to refresh the previous draft masterplan which included 10 ha of land for employment which was anticipated as providing around 1,000 jobs.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The Old Ramsey Road connects north and south of the eastern end of the former runway providing active travel opportunities directly lining into St Ives and into Woodhurst and the wider countryside north of the site. Public rights of way adjoin the southern and eastern boundaries of the site offering potential for active travel linkages into Houghton and St Ives via connection to the B1090 and north to Woodhurst. In terms of public transport connectivity Wyton on the Hill is currently served by the Busway from the B1090 road frontage and by a Chatteris, Ramsey to Huntingdon service along the A141 frontage..

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Opportunities have previously been explored for diverting Busway services into the Wyton Airfield site. Significant improvements could be provided to the Busway services to provide high quality public transport linkages east to St Ives and Cambridge and west to Huntingdon and Alconbury Weald. Significant active travel and public transport improvements in the wider A141 and St Ives area are being promoted by the Cambridgeshire and Peterborough Combined Authority which is preparing an outline business case for the work through 2022/23-2023/24 to provide a preferred scheme, robust costings, a preliminary design, and full supporting information.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	The site has potential to attract some new investment although the amount of land proposed to be brought forward for economic development is uncertain. Employment growth could diversify the very local job opportunities of civilian roles which exist within RAF Wyton. It is a sustainable location for employment opportunities being in good proximity to potential employees in Huntingdon and St Ives with potential for active travel and public transport accessibility from both locations. The potential to support indigenous companies is unknown without further details of the scale and nature of employment land anticipated. Tourism is unlikely to be a focal part of development on the site.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (6kms) and St Ives (7.5kms/ 4kms). The additional

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	+	The site has an established character from its use as a military airfield which connects strongly with the adjoining remaining RAF Wyton and the former married quarters housing now forming the separate community of Wyton on the Hill. To the north the site adjoins open countryside with the nearest village being Woodhurst situated 1 km to the north east. Being located on level land the majority of the site is contiguous with the surrounding countryside which is characterised by relatively flat open land predominantly in agricultural use. Wyton on the Hill has a strong sense of place due to its purpose designed nature as married quarters. Development for a residential led scheme could reinforce the domestic nature and scale of this adjoining use, complementing it with more diverse housing types and improved accessibility to community services and facilities.
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no known archaeological sites or features within the site. The nearest conservation area is at Woodhurst some 1.1 kms from the nearest part of the site boundary.

Summary of SA

Wyton Airfield comprises previously developed land located close to the market towns of Huntingdon and St Ives within an area of relatively high market demand for new homes. It adjoins the existing community of Wyton on the Hill and development as a new settlement could be integrated with this community and enhance its sustainability through greater access to local services and facilities. The site adjoins a major employer and some employment opportunities would be included within the site although it is promoted as a residential led scheme. It is also in close proximity to diverse employment opportunities in Huntingdon and St Ives. The location

offers opportunities for diversion of the Busway through the site providing high quality public transport links east into St Ives and Cambridge and west to Huntingdon. Opportunities are also present for enhancing active travel linkages both for day-to-day and leisure journeys. Overall, Wyton Airfield is sustainably located for new development.

Substantial facilities would be required on site such as education, local convenience shopping, community and leisure infrastructure to support sustainable lifestyles for any future residents. Integration of these with the existing community of Wyton on the Hill would boost their sustainability.

The site has limited sustainability benefits in terms of nature conservation and access to strategic infrastructure. Development is unlikely to be close enough to give rise to detrimental impacts but equally is not close enough to facilitate significant connectivity improvements.

As a former military airfield the site, the adjoining community of Wyton on the Hill and the remaining RAF Wyton base have a strong existing character. Development could build on the established character to provide a sense of place early on within development of the scheme. In terms of the wider landscape, development would impact on views from Woodhurst and Old Hurst and the wider countryside around the site, particularly given its position on a raised plateau. The site benefits from established hedgerows and trees around most boundaries which would provide a mature starting point for any landscaping scheme to help reduce the local level visual impact of development.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Market Towns

8.71 Sites within the Market Towns are:

- Huntingdon 1: Hinchingbrooke Hospital
- Huntingdon 2: Amber Centre, Mayfield Road
- St Neots 1: East of Loves Farm (Tithe Farm)
- St Neots 2: South West of Potton Road
- St Ives 1: North of Houghton Road
- Bury 1: Bury Industrial Estate, Old Station Road
- Bury 2: Off Cheveril Lane
- Bury 3: RAF Upwood - Phase 3, Bury
- Ramsey 1: RAF Upwood phase
- Ramsey 2: North of Hollow Lane
- Ramsey 3: East of Wood Lane

Huntingdon 1: Hinchingbrooke Hospital

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is beyond 200m of an air quality management area. The site is previously developed with existing structures on site meaning that the redevelopment of the site can reuse materials and/or buildings and land.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, there is some surface water flood risk within the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	++	The site is wholly classified as non-agricultural and is previously developed consisting of a hospital, associated parking, accommodation and supporting infrastructure.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 1 km of a 10 ha area of natural green space, within 300 m of a 2 ha natural green space and is also within 200 m of a 0.5 ha area of greenspace. Due to the scale of the proposed development there may be greater opportunities for linkages to green infrastructure.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km of Portholme Special Area of Conservation and SSSI and is about 200m from Hinchingbrooke Gravel Pits County Wildlife Site. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area and has potential to contribute to improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site provides an opportunity to rebuild the existing hospital and provide enhanced medical facilities, supporting infrastructure and accommodation in the same location. The site is in an accessible location and provides a significant amount of jobs. The future mix of uses and capacity will require detailed masterplanning and engagement with infrastructure providers and the NHS as will as depend on the fiuding that is available.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution but is of a scale that lead some increased levels of pollution locally.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The development will primarily provide new and enhanced medical facilities, there may be opportunities to integrate accommodation within proposals that can house medical professionals.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2km of Huntingdon town centre and freestanding supermarkets.
	• Minimise the distance people need to travel to access education facilities?	N	The site is for non-residential uses and therefore access to education facilities is not relevant.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the numerous leisure and cultural facilities within Huntingdon, considering the proposed uses on site this is considered to be less critical in assessing the proposal.
SA11	• Facilitate access to a range of employment opportunities?	++	The proposal is for a new and modernised hospital and associated health uses on a site over 5ha in size. The redevelopment of the hospital site will provide enhanced facilities and could result in further job creation on site. Ultrafast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 1.5km of Huntingdon train station and there are several bus stops along Hinchingbrooke Park Road with a very good level of service. There is an existing footpath along Hinchingbrooke Park Road that serves the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The proposal is for a new and modernised hospital and associated health uses which could result in further job creation on site.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	+	The proposal is for a new and modernised hospital and associated health uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	+	The site partially falls within a conservation area, its redevelopment may impact it but considering that the site is already developed this impact is considered to be small. The site is also nearby to the grade I listed Hinchingbrooke House and walls also listed at grade I, part of the wall listed at grade II* and a further five grade II associated listed buildings to the south. It is noted that the historic character of the area has significantly evolved overtime and the site is previously developed.

Summary of SA

The site is not constrained by fluvial flood risk. It consists of previously developed land in use as a hospital, the proposal seeks to modernise and expand the health care uses on site and provide a new hospital and supporting infrastructure and accommodation. It has very good accessibility via public modes of transport and also active travel. It has the potential to provide further jobs on site and expand the health uses that are provided. Masterplanning will be required to overcome surface water, heritage and landscaping constraints as well as the proposed mix of uses.

Updates after initial appraisal

Update to SA16 to identify the site's relationship to listed buildings including the listed Hinchingbrooke House and its historic parkland setting.

Huntingdon 2: Amber Centre, Mayfield Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is within 200m of an air quality management area. The site is previously developed with existing structures on site meaning that there is the potential to reuse materials and/or buildings.
	• Not contain, and be at least 200m from an air quality management area?	-	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1, there is some surface water flood risk within the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	++	The site is wholly classified as urban and is previously developed consisting of an expansive single storey building used for community uses.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from any natural greenspace. It has limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located within a residential part of Huntingdon with built development on all sides with housing to the north, east and south and Hartford Junior School to the west. It is in a very sustainable location. The site currently consists of a large single storey building formerly used for community and educational uses. The site promoter is exploring other uses for the site including the redevelopment of the site for residential uses. They have not provided a capacity for the site. The redevelopment of the site could provide an opportunity for a minor scale regeneration project similar to others that have been completed within the Oxmoor Estate. As such, redevelopment could contribute to enhancing and reflecting the form and character of the surrounding townscape and landscape. There are a mix of single storey and two storey properties around the site so careful masterplanning would be required to ensure that contemporary development relates well and harmonises with the surrounding properties.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing. The site is 0.35ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 1.4km from Huntingdon town centre. It is again 1.4km from Sainsburys superstore and 100m form a Nisa Local. The site is adjacent to Hartford Infant and Junior School. The site is within 800m of several local leisure and cultural facilities namely the Lord Protector Public House, Huntingdon Gymnastics Club and Riverside Park.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 2km of the St Peter's Road Industrial Area and also St Peter's Secondary School. It is also 1.4km from Huntingdon town centre. Ultrafast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is approximately 2.3km from Huntingdon railway station. The site is within 300m of bus stops along Buttsgrove Way, these are rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by the Guided Busway which connects the site to Huntingdon bus station, St Ives and Cambridge. A pavement adjoins the site frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities. The existing community and educational uses have already ceased on site so the site is currently not in operation.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

This is a previously developed site located within Huntingdon. It was formerly used for community and educational uses but the site promoter is now exploring other options for the site. There is some surface water flood risk. It is not constrained by nature conservation or heritage designations. It has very good connectivity to local services, facilities, shops, primary education and employment opportunities. It is within walking distance to Huntingdon town centre and is within 300m of bus stops served by the Guided Bus. Redevelopment would have to be carefully masterplanned and engagement with the local community to ensure successful integration and an appropriate design and density for the site.

Updates after initial appraisal

St Neots 1: East of Loves Farm (Tithe Farm)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter proposes that all other uses are to be determined this includes renewable energy, due to the uncertainty of further proposed uses this cannot be assessed as a certainty. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of fluvial flooding with climate change at 1 in 100 (Design Flood) on approximately 0.3% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 99.6% of the site (99.6ha) is within flood zone 1, 0.3ha of the site is in flood zone 3b along Fox Book which runs east to west just below centre of site. Minimal medium surface water flood risk a is present on site 3.9%.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	-	The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm which includes only one residential building (the remainder being agricultural use) . The potential to prioritise development of previously developed land is therefore minimal at best. The site is wholly classified as grade 2 agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	Some of the site, on the western side, is within 1km from 10 ha natural green space. There is some capacity for linkages to the green and blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites. The site is located outside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area and is unlikely to contribute positively towards improvements to strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes. Cambridge road forms a strong southern edge to the site. However the site relates closely to the open countryside and there are a number of buildings within the site (approximately 6) associated with Tithe Farm, one of which is Grade II Listed and there are patches of wooded area across the site including Cromwell's Close Plantation (approximately 4.70ha) located in the north east quadrant, and approximately 0.68ha in the northwest quadrant with 0.56ha north of and surrounding Tithe farm which could be adversely impacted by the development if

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			masterplanned ineffectively. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. The scale of development could make an efficient use of land.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that could include a wide range of types, sizes and tenures. The site promoter currently proposes the potential for Market and/ or affordable housing, specialist housing, custom and self-build housing and nursing or care homes
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Neots town centre. The site is approximately 1.5km from Wintringham Primary Academy The site is remote from any leisure and culture facilities.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 5km from St Neots town centre and two Industrial Estates (Station Road and Cromwell Road). The site has standard broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station but is beyond 800m from a bus service. There is a pavement that adjoins onto the site frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site promoter proposes that all other uses are to be determined this includes commercial use, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub, due to the uncertainty of further proposed uses this cannot be assessed as a certainty.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is next to Loves Farm 2 part of Strategic Expansion Location SEL2 pedestrian footpath runs along both frontages, development in this area would create a contiguous line of development along Cambridge Road, (once Loves Farm 2 is built out), with the remainder of SEL2 (Wintringham Park) located across the road. The site is located as such that it could be effectively masterplanned to become part of the existing place and community, proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.
SA16	• Impact on any heritage assets or their settings?	-	There are designated heritage assets (grade 2 listed building on Tithe Farm) that could be adversely impacted by the development.

Summary of SA

The majority of the site is within flood zone 1, 0.3ha of the site is in flood zone 3b which presents the opportunity for flood mitigation.

It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. The vast majority of the site is greenfield land, the only buildings on site are from Tithe Farm (grade 2 listed building) which includes one residential building (the remainder being agricultural use) . The setting and preservation or enhancement of which would be required.

The site is currently open countryside. The site relates well to the settlement being located on its eastern edge adjoining Strategic Extension Loves Farm 2 which once completed would mean that the proposed site would abut new homes . Cambridge road forms a strong southern edge to the site. The north of the site rises steeply with the potential to screen housing development from the countryside if masterplanned effectively. Proposed linkages into Loves Farm 2 are uncertain until reserved matters on Loves Farm 2 are confirmed.

However the site relates closely to the open countryside and patches of wooded area across the site could be adversely impacted by the development if masterplanned ineffectively. The scale of development could make an efficient use of land. The proximity of the site in relation to the A428 may give rise to additional levels of air, noise and visual pollution which may require mitigation. However, development in this area through Loves Farm and Wintringham Park demonstrates that this could be mitigated.

The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The site promoter proposes that all other uses are to be determined this includes a school, health uses and neighbourhood hub and commercial uses, due to the uncertainty of further proposed uses this cannot be assessed as a certain and as such how sustainable the development could be for new residents. The closest town centre is St Neots which is within 5km from the site as are two Industrial Estates, its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. A pavement that adjoins onto the site frontage, which can provide active travel opportunities. The site is approximately 1.5km from Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

St Neots 2: South West of Potton Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is adjacent to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located in flood zone 1 with approximately 3% of the site at risk of medium surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is predominantly grade 2 agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site area is wholly within 1km from 10 ha of natural green space (Neighborhood Standard).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the the designated nature sites. Some of the site is inside Natural Cambridgeshire's Great Ouse Valley Priority Landscape Area but is separated by the railway line. It is therefore unlikely go contribute positively towards improvements to strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site proposes low density development. The site could relate well to Wintringam Park to the north once complete, however currently the relationship with St Neots to the west is of a detached nature with no pedestrian connectivity.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the railway line, the A428 and the the B1046, so is likely to suffer from noise, air light and air pollution (including vibrational). The finalisation of the EastWest Rail route may also impact the site increasing the likelihood of this on the site, but this is currently unknown.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is of a size that would contribute to the housing needs of the district

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Neots Town Centre The site is within 800m from Middlefield Community Primary School The site is beyomd 800m from any culture or leisure facilities.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Ernulf Secondary School The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km from St Neots train station. It is within 800m from multiple bus stops rated E- or lower meaning there is an infrequent service. The site is approximately 1km from a public right of way
	• Benefit from access to active travel infrastructure for practical and social activities?	-	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that after completion of Wintringham Park and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. At the moment the site remains isolated from nearby residential development.
SA16	• Impact on any heritage assets or their settings?	++	No known heritage sites are located within or in close proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations. The site is predominantly grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. There is minimal surface water flood risk. The site is bounded by the railway line, the A428 and the the B1046 and screened by with trees and hedgerow and banking associated with the railway line, it has no direct relationship to the landscape. However the elevation of the buildings could make the development more prominent due to the sloping nature of the site. Although a small portion of the land is identified as being in the Ouse Valley Priority Landscape Area, this is significantly detached providing no connectivity or direct relationship with the area due to the presence of the railway line. The site could relate well to Wintringam Park to the north once complete, and through the provision of pedestrian links to the north and west, has the potential to be integrated with the community. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The closest town centre is St Neots which is within 5km , its location on the edge of a market town provides potential employment and social opportunities. The site is approximately 5km from St Neots train station, providing some sustainable transport opportunity, there are no bus services within 800m. The site is approximately 1.5km from Ernulf Secondary School and within 800m of Wintringham Primary Academy meaning some facilities are nearby.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

St Ives 1: North of Houghton Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	+	The site promoter intends to build to the Future Homes Standards from 2025 so development will be aligned with national standards but not exceed them. The intended lead housebuilder advocates going beyond these to achieve net zero construction by 2040. The site is remote from any air quality management area. The land is wholly greenfield so will not support the circular economy.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	–	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site closest to the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly in flood zone 1 with small areas at risk of surface water flooding near the south eastern edge of the site, across the central field boundary, along the north eastern edge and and close to buildings adjoining the western boundary.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield with no built structures on. Approximately a quarter of the site is classified as grade 3 agricultural land along the southern edge; the majority of it is classed as grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The northern tip of the site adjoins Hill Rise Park which provides access to natural green space. Although just beyond Natural England's accessible green infrastructure standards in terms of distance the site is relatively close to a range of natural green spaces

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			such as Hemingford Meadows and St Ives Thicket which provide leisure opportunities. The site is also of a scale to accommodate some open green space within it.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is 0.6 km north of Houghton Meadows SSSI and approximately 370 m from the Houghton Grange grassland county wildlife site which is the closest of several nearby county wildlife sites. The southern site boundary is 160 m north of the Ouse Valley green infrastructure priority area so it provides only limited opportunities to contribute to future improvements in connectivity between the ecologically important sites in the vicinity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?		
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The form and character of the local area relative to this extended site is predominantly that of open space leisure uses or agricultural land. Whilst development on the A1123 frontage might relate well to modern housing on Garner Drive this only comprises a very small element of the site's boundaries. Introducing built development extending along over a third of the western edge of St Ives north of the A1123 would significantly impact on the form and character of this edge which currently one of open space uses. Development would impact on longer distance views from Wyton on the Hill, particularly in the northern end of the site. To the south the site adjoins the Houghton and Wyton conservation area and the two grade II listed lodges to Houghton Grange. Redevelopment of the Houghton Grange site for residential use is changing the character of this area. Development of this site would alter the form of the local area by introducing development on both sides of the A1123 and increasing the perception of coalescence of

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			St Ives with Houghton and Wyton. The developer's proposed density would, however, make efficient use of the land in terms of the number of homes proposed.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site adjoins the Outdoor Leisure Centre which has flood lighting. Whilst development of the site is unlikely to impact this there may be some impact on any development from the existing lighting.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for a mixture of market and affordable housing and is of a scale that would support provision of new homes with a range of types, sizes and tenures.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is 2.5 kms from St Ives town centre allowing good access to a range of shops and services. The developer proposes to include a convenience shop wihtin the scheme. Thorndown Primary School is 1.1 kms away from the road frontage on the A1123. The site is beyond 800m of any cultural or leisure facilities other than the Outdoor Leisure Centre.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5 kms of multiple concentrations of employment. Ultrafast broad band is available in adjoining properties.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site has access to high frequency bus services (B+) 350 m from the site frontage along Houghton Road to Garner Drive.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Benefit from access to active travel infrastructure for practical and social activities?	++	The A1123 benefits from an existing pavement on the southern side of the road.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	No specific employment related proposals are anticipated although the developer proposes to include a convenience shop within the scheme the additional sustainability of which is accounted for below.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	++	The developer proposes to include a convenience shop within the scheme which could boost local access to services as there is no local centre in the immediate vicinity.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	--	Although high quality design could be incorporated within the site itself only the southern quarter of the site along its eastern boundary adjoins the existing built up area of St Ives. The remainder on the eastern side would adjoin the outdoor leisure centre and extend to the outskirts of Hill Rise park impacting on the countryside setting of the edge of the town. A portion of the western boundary adjoins Houghton Hill Industries with development of the site effectively making this contiguous with St Ives. Development would affect significantly the character of the local area by spreading the perception of the outskirts of St Ives along Sawtry Way.
SA16	• Impact on any heritage assets or their settings?	-	The two grade II listed lodges to Houghton Grange are situated immediately south of centre the site along the A1123 frontage. This edge also adjoins the Houghton and Wyton conservation area.

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Summary of SA

The site is wholly greenfield land of which around three quarters is best and most versatile grade 2 agricultural land. The site is just beyond the threshold for likely impact on several designated nature conservation sites and the Ouse Valley green infrastructure priority area. It adjoins outdoor sports facilities potentially allowing for sustainable access to them although light and noise pollution may affect any future homes from these. The site has good proximity to a range of services and facilities being on the outskirts of St Ives as well as access to some more local facilities including primary education. It has good access to high quality public transport but active travel routes would require a crossing of the A1123 or new provision. The site is very sensitively located to the west of St Ives and would significantly extend the built form into the surrounding countryside. It is immediately north of Houghton and Wyton conservation area including Houghton Grange. Development has potential to give rise to reinforcing the perception of coalescence of St Ives and Houghton and Wyton.

Updates after initial appraisal

Bury 1: Bury Industrial Estate, Old Station Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly previously developed commercial buildings on site. There may be some opportunity to reuse some materials within the redevelopment of the site.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with some risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	+	Approximately 50% of the site is previously developed. The half of the site closest to Old Station Road is greenfield with no built structures on it. It is wholly classified as being urban land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The western edge of the site is within 200m of a 0.5ha area of natural greenspace, the remainder of the site is just beyond this threshold. It has some capacity for linkages to the strategic green infrastructure network being located adjacent to Ramsey golf course.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. It therefore relates well to the existing built form. The existing commercial buildings are contained to the back of the site with western half of the site being open and undeveloped. The proposed capacity for the site of a

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			minimum of 24 homes on a site of about 1ha is low but considering the surrounding densities is in keeping with the form of surrounding development, it also enables land to used for enhanced landscaping and sustainable drainage. However, considering the accessibility of the site and the location of it neighbouring a town, this density could be slightly intensified subject to masterplanning and the impact on the conservation area.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is being promoted for market and/ or affordable housing. It is also 0.96ha so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is about 600m from Ramsey town centre and is about 1.7km from the Tesco Superstore located on the northern edge of Ramsey.
	• Minimise the distance people need to travel to access education facilities?	++	The site is 400m from Ramsey Spinning Infant School and is about 1,500m Bury Church of England Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of Ramsey Cricket Club, Ramsey Town Football Club, Ramsey Methodist Church, the George Public House and Hotel, The Angel Public House, a library. It is also in close proximity to other local leisure and cultural facilities within Bury and Ramsey but these are over 800m form the site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5km of Upwood Air Park Established Employment Area Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km of a train station but is within 250m of bus stops on Bury Road. These are rated D on the Place-based carbon calculator meaning there is a good level of service. A footpath runs adjacent to the site's frontage on Old Station Road which could be extended to provide a connection.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated with the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	The site is located within a conservation area, the existing commercial buildings are currently largely obscured from view, however developing the greenfield part of the site closest to Old Station will impact the openness of the site and this part of Old Station Road. It

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			therefore will have an impact on the street scene and conservation area. However, harm can be minimised and the conservation area even enhancements be made through masterplanning and high quality design.

Summary of SA

The site is partially previously developed with existing commercial structures on half of the site. It is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations but it is located within the conservation area. The site has good accessibility to public transport via bus, to local services and facilities, primary education and employment opportunities within Bury and Ramsey. There is ultrafast broadband available within the vicinity. The site is located on the northern edge of Bury and has a close association with neighbouring Ramsey. It is located such that it can be successfully integrated with the existing place and communtiy subject to masterplanning and high quality design that is in keeping and where possible enhances the conservation area.

Updates after initial appraisal

Bury 2: Off Cheveril Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for biodiversity net gain opportunities.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 51% of the site is within flood zone 3b, 27% is within flood zone 3a, 2% is in flood zone 2 leaving some 20% in flood zone 1. There is also significant flood risk within the site particularly towards the eastern side of the site where the fluvial flood risk is greatest.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	• Prioritise development of previously developed land?	N	The site is wholly greenfield and the majority of the site is classified as grade 3 agricultural land with some of the western side of the site being grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is remote from accessible natural greenspace, but the proposal is for biodiversity net gain. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it is adjacent to Ramsey Golf course which forms a large green wedge to the east of Bury and could enable some linkages to the strategic green infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	Biodiversity net gain across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with biodiversity net gain would help to reinforce the character of the area and could compliment any wider development proposals within the area particularly if on site biodiversity net gain cannot be achieved on those sites. It could also assist in enhancing linkages between habitats and enhance the rural edge of Bury.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for biodiversity net gain opportunities.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for biodiversity net gain opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	N	The site is proposed solely for biodiversity net gain opportunities.
	• Be in a location with high quality digital infrastructure?	N	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?		The site is over 5km from a railway station. The site is also beyond 800m of a bus stop. The site is not served by a footpath but a public right of way connects the site through to Cheveril Lane to the north. IT is unclear form the proposal where it is intended for the site to be used as a recreational area in additional to solely biodiversity net gain. If the latter than access apart from monitoring species levels and the biodiversity improvements on site would be necessary.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for biodiversity net gain opportunities.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for biodiversity net gain opportunities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be integrated with the existing place and community and reinforce its rural character as it is on the eastern edge of Bury adjoining residential development and Ramsey golf course. There is also a public right of way running along its western edge which further supports this.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

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Summary of SA

The site is heavily constrained by fluvial flood risk with 51% of the site being within flood zone 3b. Utilising the site for biodiversity net gain is therefore a more appropriate use of the site. The site is located on the south eastern edge of Bury and utilising the site for biodiversity net gain would enhance the rural edge of the village and could provide some linkages for habitat connectivity. There is a public right of way connecting the site to the main built form of Bury and into the countryside providing some opportunity for linkages.

Updates after initial appraisal

Bury 3: RAF Upwood - Phase 3, Bury

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is previously developed consisting of hardstanding formerly part of the airbase activities. There is therefore some potential for the reuse materials as well as land.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	++	The site is previously developed and is wholly classified as non-agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	This site proposes a third phase to the current redevelopment of former RAF Upwood. It is located to the north of Phases One and Two. Its edges are defined by security fencing and some vegetation along its northern and western sides. It will require landscaping along its northern and western edges in particular to provide a soft development edge and retain a sense of visual separation between the site and Bury. There are areas of existing hardstanding which once formed the runway of RAF Upwood stretches along the northern boundary of the site with spurs connecting to the existing hangers. The site's character therefore relates to its military heritage.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution. The site promoter anticipates that almost 12ha of the almost 18ha site will be used for natural, green and open space leaving approximately 200 homes on around 6ha of the site. This will assist in providing a soft development edge to the site and the wider redevelopment as a whole and would make a good use of land. The additional pressure and demand on services will need to be assessed to determine if additional infrastructure including social and cultural facilities are required to serve this site and the wider redevelopment as a whole.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposes market and/or affordable housing.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.6km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. It is beyond 800m of Upwood Primary School and Bury Church of England Primary School. It is beyond 1.5km of primary education within Ramsey. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Upwood Air Park Established Employment Area and is within 2.6km of Ramsey town centre, 5km of Highlode Industrial Estate Established Employment Area and Abbey College Secondary School in Ramsey. Ultrafast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station but is within 800m of a bus stop located on Ramsey Road. This stop is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service. There is currently no direct footpath access to the site but the site promoter proposes that the site is accessed via the second phase site immediately south of the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal is for residential development.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community as it forms a potential next phase to the ongoing redevelopment and the growing community at the former RAF Upwood. Masterplanning and engagement will be required to achieve this.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk. It is previously developed with more military hardstanding on the site. It is classified as being non-agricultural land. It is not accessible to nature greenspace but the submitted vision document shows large amounts of natural and open spaces are being planned on the site. It is not constrained by nature conservation or by heritage designations. The site has good accessibility to public transport via bus, employment options within Bury and Ramsey and primary education. It is over 800m of the various leisure and cultural facilities within Bury and Ramsey but these are accessible via sustainable modes of transport. The potential scale of development could deliver a mix of housing sizes, tenures and types. The site forms an additional phase of development to the ongoing redevelopment of the former RAF Upwood and as such is located such that it can successfully be integrated with the evolving place and community that is being delivered on the wider site.

Updates after initial appraisal

Ramsey 1: RAF Upwood phase

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that there is no potential for the reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located partially within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 and there is no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land classified as non-agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote form accessible natural greenspace It has some capacity for linkages to the strategic green infrastructure network as it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 200m of Rolts Wood County Wildlife Site and is about 1km from Upwood Meadows National Nature Reserve. The site is located outside of Natural Cambridgeshire's Priority Landscapes but it forms a potential next phase of development to a strategic redevelopment of RAF Upwood which is of a scale to provide substantial amounts of green infrastructure.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	This site proposes a fourth phase to the current redevelopment of former RAF Upwood. It is located to the west of Phases One and Two. Its edges are defined by security fencing and some vegetation along its southern, northern and western sides. The site's character therefore relates to its military heritage. The site also adjoins the Upwood Air Park, an Established Employment Area. The proposed employment uses on the site can compliment the nearby commercial uses and provide additional local employment opportunities for the growing population as the redevelopment of the former RAF Upwood progresses. While the site forms an extension to the former RAF Upwood redevelopment, the former RAF base as a whole while historically a separate entity from the settlements of Upwood, Bury and Ramsey, the closure of military activities and its redevelopment for a residential led mixed use development means that its character and its relationship with these settlements is evolving. Considering the wider redevelopment works going on within RAF Upwood, the site's immediate context to the south in particular is continuing to evolve and this site would further this evolution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The submitted Vision Document details how built development is not proposed in the north part of the site but will instead be concentrated to the south of Rose Street and that the existing vegetation will be retained. This reduces the potential landscape impact on longer range views.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply. It is noted the promoter states that the site could also be developed for housing rather than employment if employment was not preferred. The SA is assessing the site as an employment scheme only.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.3km from Ramsey town centre. It is beyond 2.5km of a freestanding supermarket and beyond 800m of a local convenience shop. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant. The site is beyond 800m of the various leisure and cultural facilities within Bury, Upwood and Ramsey.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site proposals almost 5ha of employment land which could provide 19,500 sqm of commercial floorspace. It is also adjacent to the Upwood Air Park Established Employment Area and within 5km
	• Be in a location with high quality digital infrastructure?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			of other employment concentrations at Ramsey town centre, Abbey College Secondary School and Highlode Industrial Estate Established Employment Area. It benefits form ultrafast broadband in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	--	The site is beyond 5km of a train station, its southern edge along Ramsey Road is nearby to several bus stops. The highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath along Ramsey Road that runs along the site's frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site is proposing some 19,500 sqm of employment floorspace on almost 5ha of land. The potential number of jobs that could be created is unknown at this stage.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site could be masterplanned so that it could provide additional employment opportunities for the growing residential led redevelopment of former RAF Upwood. It would also compliment the adjacent Upwood Air Park and could enhance and support businesses there too.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby that would be adversely impacted by the proposal.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

The site is not constrained by flood risk. It is greenfield and classified as non-agricultural land. It is not accessible to nature greenspace, it is about 200m from Rolts Wood County Wildlife site and about 1km from Upwood Meadows National Nature Reserve. There are no heritage designations impacting the site. The site has good accessibility to public transport via bus. It proposes employment development as an additional phase to the ongoing redevelopment of former RAF Upwood. There is little employment currently committed on this site so this proposal provides opportunities for a greater range of uses and supports local job opportunities. This is compatible with nearby uses being adjacent to the Upwood Air Park Established Employment Area. There is ultrafast broadband available too which can support employment development. The site is located such that successful integration with the evolving place and community that is being developed on the former RAF site can be achieved.

Updates after initial appraisal

Ramsey 2: North of Hollow Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?		The site is greenfield and is classified as being urban land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern side of the built form of Ramsey accessed from Hollow Lane. It has been in use as playing fields for Abbey College. This part of Ramsey has as a much more rural character as it extends into the countryside, as such development of the site at the proposed scale promoted by the site promoter would have an urbanising impact on the this part of Ramsey and could adversely impact its landscape setting. The presence of established

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			trees along its eastern boundary would help to minimise this though. Additionally, this could adversely impact its townscape character as development along Hollow Lane is typically linear fronting onto Hollow Lane, the potential capacity of 30 homes would result in an in depth development out of character with its immediate locality. Therefore, the potential capacity of the site may have to be reduced to enable a development in keeping with local character.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 1.1km from Ramsey town centre. It is about 2.2km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store. The site is not within 800m of a primary school but it is about 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School. The site is 800m from the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church but is beyond the other numerous leisure and cultural facilities available within Ramsey and Bury.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is adjacent to the Abbey College Secondary School and is 1.1km from Ramsey town centre. It is also approximately 2.5km from the Highlode Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a railway station and is about 500m from a bus stop along Abbey Road, this is rated as being E- on the Place-based carbon calculator meaning there is an infrequent service. There is not a footpath along Hollow Lane to the site and there is limited opportunity to provide one to the site. A public right of way runs along the site's eastern edge which provides a connection northwards to Wood Lane but this is quite a protracted route to access services within Ramsey.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	Integrating the site successfully with the existing place and communtiy is challenging due to its edge of town location and is subject to overcoming heritage, landscape and townscape considerations.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA16	• Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area.

Summary of SA

The site is greenfield land classified as being urban land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and its location on the eastern side of the built form of Ramsey accessed from Hollow Lane. As such, its development will impact heritage assets which masterplanning may be able to overcome, it will also have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside. It has been in use as playing fields for Abbey College. The site 1.1km form Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is accessible to public transport via bus. It is not accessible to natural greenspace.

Updates after initial appraisal

Ramsey 3: East of Wood Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield. The south western third of the site (closest to the built form of Ramsey) is classified as being urban land with the remaining two thirds being classified as grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural greenspace and it has limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the north eastern edge of the built form of Ramsey accessed from Wood Lane. Adjacent to the site to the north west are cemetery grounds, to the south are residential properties and Ramsey Rural Museum, to the north east is a farm complex

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			where local historical events are held. To the east and south eastern is open countryside. Development would be visible in long distance views from the south and east. Considering the nearby uses surrounding the site and its location, the site has a close relationship not only to the town but also to the countryside. Development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped and potentially concentrate built development within the south western corner of the site where it has the closest relationship with the existing built form.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is proposed for over some 30 market and affordable housing, on a site over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is about 0.9km from Ramsey town centre. It is about 1.9km from the Tesco superstore located on the northern edge of Ramsey. It is beyond 800m of a local convenience store. The site is not within 800m of a primary school but it is within 1.5km from Ramsey Spinning Infant School and also Ramsey Junior School.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within 800m of the Three Horseshoes Public House, the Abbey Terrace leisure club and bowling green and St Thomas A Becket Church and Ramsey Rural Museum.
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of multiple concentrations of employment opportunities: it is nearby to Abbey College Secondary School and is 0.9km from Ramsey town centre. It is also approximately 2km from the Highlode Industrial Estate Established Employment Area. Superfast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?		The site is beyond 5km of a railway station and is also beyond 800m of a bus stop. There is a footpath on the opposite side of Wood Lane which provides a connection to the cemetery.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	Development on the site particularly if build development were focused within the south western corner of the site could be successfully integrated with the existing place and community. Development across the whole site would unlikely be able to achieve successful integration without signfcant landscpe and townscape impact.
SA16	• Impact on any heritage assets or their settings?	-	The site is wholly located within a conservation area and is located adjacent to two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane.

Summary of SA

The site is greenfield land with the majority of the site being classified as being grade 2 agricultural land. It is not constrained by flood risk or by nature conservation designations. It is located within a conservation area and is within the setting of two grade II listed buildings. Its location on the north eastern edge of the built form of Ramsey accessed from Wood Lane means the site has a close relationship not only to the town but also to the countryside. Also, development could have an urbanising impact on the this part of Ramsey which has a much more rural character as it extends into the countryside, however, the site promoter seeks a very modest number of homes on a site of this size meaning there is scope for much of the site to be used for landscaping and open space being let undeveloped. The site 0.9km form Ramsey town centre and therefore has good accessibility to services, primary education, employment opportunities and shops within Ramsey. It is also accessible to the various leisure and cultural facilities within Ramsey. It is not immediately accessible to public transport via bus being beyond 800m of a bus stop. It is not accessible to natural greenspace.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Service Centres

8.72 Sites within the Service Centres are:

- Brampton 1: Wallis Land, Thrapston Road
- Brampton 2: Land off Huntingdon Road
- Fenstanton 1: Galley HIll
- Godmanchester 1: Former RGE Engineering site and HDC Car Park, The Avenue
- Godmanchester 2: South of Godmanchester, off the A1198
- Godmanchester 3: Former A14 Compound, North of A1198 Roundabout
- Kimbolton 1: Brittens Farm, Station Road
- Kimbolton 2: South East of Bicton industrial Estate, Stow Road
- Little Paxton 1: North of St James Road
- Little Paxton 2: West of Great North Road
- Sawtry 1: West of Glatton Road
- Sawtry 2: East of Glatton Road and North of Brookside Industrial Estate
- Sawtry 3: West of Toll Bar Way and Green End Road
- Sawtry 4: Off Old North Road
- Sawtry 5: Little Common Farm
- Sawtry 6: North of Black Horse Industrial Estate
- Somersham 1: College Farm, West of Parkhall Road
- Somersham 2: South of College Farm
- Somersham 3: Dews Bus and Coach Depot, Chatteris Road
- Somersham 4: College Farm, West of Newlands Industrial Estate
- Yaxley 1: Eagle Business Park, phase 3, Broadway

Brampton 1: Wallis Land, Thrapston Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is within 200m of an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	-	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is within flood zone 1 but the northern and western edges of the site are at risk form surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield and is wholly classified as grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The north eastern corner of the site is within 1km of 10 ha of natural green space, the rest of the site is not. It has limited capacity for linkages to the blue or green infrastructure network.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 2km of a Special Area of Conservation but is sufficiently remote from the other designated nature sites.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northern edge of the village bounded by the strategic road network, as such it relates closely to the settlement rather than the open countryside. As well as housing, the site promoter is proposing some 0.4ha of the site to be used for public open space. This could be provided on the part of the site that falls within a Scheduled Monument. They anticipate the remaining 0.3ha could be used for 15 homes which would make a good use of land. Development has been consented on the site already for a care facility. The wider site has approval for 30 homes so additional housing on this site would reflect the character and other land uses.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded by the strategic road network to the north and west meaning there is an increased likelihood of air, light and noise pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter is seeking market and/or affordable housing on the site. The site is less than 1ha in size.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon town centre and about 800m from a Co-Op food shop. The site is in Brampton village which has a primary school. Brampton has several cultural and leisure facilities, the site is within 800m of the Brampton Memorial Playing Fields, but is just beyond 800m of others including Brampton Community Centre, St Mary Magdalene Church and The Black Bull public house.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment, these include, Hinchingbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingbrooke Secondary School. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon Train Station and 800m from a bus service rated D+ meaning there is a regular service. There is a public right of way within the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to the incorporation of appropriate mitigation against potential noise, air and light pollution.
SA16	• Impact on any heritage assets or their settings?	-	The site is not within a conservation area and there are no listed buildings nearby, there is however a Scheduled Monument designation that covers approximately two thirds of the site.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of grade 2 agricultural land and is greenfield. It is not constrained by nature conservation designations but there is a Scheduled Monument within part of the site. It is located within the Great Ouse Valley Green Infrastructure Priority Area. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton being enclosed by the strategic road network. Its proximity to the road network does however increase the risk of air, light and noise pollution.

Updates after initial appraisal

Brampton 2: Land off Huntingdon Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	• Not contain, and be at least 200m from an air quality management area?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 76% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Brampton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately half of the site lies within flood zone 3b with a further 10% within flood zones 2 and 3a. There is also risk from surface water flooding within the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land and classified as grade 3 agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is wholly within 200m of 0.5 ha (Doorstep Standard), 300m of 2 ha (Local Standard) and 1km of 10 ha (Neighbourhood Standard) of natural green space. It also adjoins to Hinchingbrooke Country Park to the north and therefore has direct capacity to link to the blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	--	The site adjoins to Hinchingbrooke Country Park which is a County Wildlife Site and is within approximately 900m of a SSSI and 1km of Special Area of Conservation. It is sufficiently remote the other designated nature sites.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is within Natural Cambridgeshire's Green Infrastructure Priority Area and has potential to contribute positively to habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located along Thrapston Road which is typically characterised by ribbon development. The site relates well to Brampton village but any proposed development would have a closer relationship to Hinchingbrooke Country Park. It is of significant value to the setting of the country park. The site forms part of an existing site allocation in the Huntingdonshire Local Plan to 2036 under site allocation HU8 Hinchingbrooke Country Park Extension for green infrastructure uses. The site promoter sees to include publicly accessible open space and the opportunity to include an additional car park for Hinchingbrooke Country Park as well as properties in the southern part of the site along Thrapston Road (1.5ha of the site). The addition of a car park on this side of the Country Park could be beneficial as this would reduce the number of car journeys along Huntingdon Road and Hinchingbrooke Park Road to access existing parking facilities at the Country Park. The site is however constrained by flood risk so large parts of the site are not appropriate for built development and it is proposed to concentrate built development in the parts of the site at the lowest risk of flooding.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal may be impacted by increased levels of air, noise and light pollution arising from its proximity to the B1514 (Thrapston Road).
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site proposes market and/or affordable housing as well as open space and a potential car park. The site promoter states that residential development will take up 1.5ha of the total site.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of Huntingdon Town Centre and within 1.5km of two Co-Ops located within Brampton village.
	• Minimise the distance people need to travel to access education facilities?	+	The site is on the edge of Brampton village which has a primary school.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities measuring from the site frontage onto Huntingdon Road. These are, St Mary Magdalene Church, Brampton Memorial Playing Fields and Centre and The Black Bull public house.
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km from Hinchingbrooke Secondary School and is within 5km of multiple concentrations of employment measuring from the site frontage onto Huntingdon Road. These include, Hinchingbrooke and Ermine Business Park, Stukeley Meadows Industrial Estate and Hinchingbrooke Secondary School.
	• Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of Huntingdon train station and is within 800m of a bus service rated D+ on the Place Based Carbon Calculator meaning there is a regular service.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	A pavement adjoins the site frontage onto Huntingdon Road.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal is for residential development alongside natural/ open space and car parking facilities for Hinchingbrooke Country Park.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	Considering the flood risk on site and the ribbon type of development typical along Thrapston Road, in depth development of the scale proposed is not suitable. However, if only open space uses and facilities to support the Country Park were pursued, then the site can be effectively integrated into the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it is adjacent to a conservation area and is close proximity to listed buildings, namely grade II listed 23 Huntingdon Road to the west and grade I listed Pepys House which could be impacted by the development.

Summary of SA

The site is constrained by fluvial flood risk. It consists of grade 3 agricultural land and is greenfield. It is adjoins a conservation area, listed buildings and Hinchingbrooke Country Park. The site has good accessibility to services, facilities primary education and employment opportunities within Brampton and also in Huntingdon. It also has good accessibility to public transport options. The site as a whole relates well to the built form of Brampton but has a closer relationship to the rural setting of the Country Park and in depth development of such a scale is not characteristic for the area. As such, development could only be considered potentially suitable for uses that support the Country Park such as a car park and for green infrastructure inline with the current allocation for the site in the Local Plan to 2036.

Updates after initial appraisal

Fenstanton 1: Galley HIII

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	Limited information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site promoter states that the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. There are no air quality management areas within the site but it is within 200m of several parcels of land included within the A14 Fenstanton Air Quality Management Area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	-	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	--	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 59% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Huntingdon water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. About 40% of the site is within flood zone 1, with 56% of the site being in flood zone 3b (this consists of the northern half of the site) and the rest in flood zone 2. There is some surface water flood risk across the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	--	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land. Over a third of the site is classified as grade 2 agricultural land, another third is classified as grade 3 and the south western edge of the site is classified as non-agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The Low Road Meadows (West) County Wildlife Site partially falls within the site. This CWS is within the part of the site not proposed for built development. The Marsh Lane Gravel Pits CWS and Fenstanton Pits (West End Pits) CWS are within 200m of the site. The site is within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is physically detached from Fenstanton village and is located on the opposite side of the A1307 from the Lakes Business Park. While it is located within the countryside, the proposed employment uses are complimentary to those adjacent in the Lakes Business Park. The proposed site plan shows that only approximately half of the site is proposed for built development so that land at high risk from flooding is excluded, this does however mean that built development is concentrated on land of higher agricultural value. The overall sites area is approximately 61ha but development is proposed on only

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			25ha, this makes a more efficient use of land keeping development out of at risk areas from flooding. The site is broadly flat but is bounded by the strategic road network on its western and southern edges, also considering that development would be concentrated on the southern half of the site closest to the road network, the landscape impact is somewhat mitigated but it is inevitable that development at this scale would result in a continuing change to the landscape character o the area inline with that which has been underway with the development of the Lakes Business Park to the south. The area of land north of the proposed built development can be used to provide landscaping as well as flood mitigation to help address this.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A1307 increasing the likelihood of noise, light and visual pollution. It is also of a scale which could increase pollution locally.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km from St Ives town centre but it is beyond 800m from a local convenience store and beyond 2.5km of a freestanding supermarket. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site is beyond 800m from leisure and cultural facilities within Fenstanton, St Ives and Hemingford Grey.
SA11	• Facilitate access to a range of employment opportunities?	++	The proposal seeks over 5ha of new employment development consisting of a mix of offices, warehousing and industrial uses. It is also on the opposite side of the A1307 from the Lakes Business Park. Superfast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	--	The site is over 5km from a railway station. The site's proposed access from the roundabout between the A1307 and A1096, the site is beyond 800m from a bus stop. There is no pavement along the site's frontage but there is a public right of way runs across the northern half of the site, this runs alongside Lake Brook.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The proposal seeks new employment development consisting of a mix of offices, warehousing and industrial uses. The Economics Benefits Assessment submitted alongside the site submission states that some 2,648 jobs could be created from the development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is physically detached from any settlement. It is also detached from the Lakes Business Park being separated by the A1307, however, the proposed employment uses would be complimentary to it. It may be possible to successfully integrate development with its surrounding context.
SA16	• Impact on any heritage assets or their settings?	-	There are no heritage designations on site but there is a cluster of listed farmhouses and barns to the east of the site including Hall Green Farm and Manor Farm.

Summary of SA

The site is physically detached from Fenstanton but is located adjacent to the Lakes Business Park on the other side of the A1307. The northern half of the site is heavily constrained by flooding, there is also a CWS partially located within the site and it is located within the Great Ouse Valley Green Infrastructure Priority Area. It is adjacent to several designated heritage assets. About a third of the site is classified as grade 2 agricultural land with another third at grade 3 and another as being non-agricultural. The site is not well served via public transport options. It proposes over 5ha of employment land which could compliment the adjacent Lakes Business Park.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Godmanchester 1: Former RGE Engineering site and HDC Car Park, The Avenue

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is impacted by an air quality management area. The site is previously developed land containing significant buildings and hardstanding with potential for recycling and reuse of materials on the site.
	• Not contain, and be at least 200m from an air quality management area?	-	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 31.8% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Around 70% the site is located within flood zone 1 with most of the remainder being within flood zone 3. There is negligible risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	++	The site is wholly previously developed land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site meets all of Natural England's 'Access to Green Space Standards'. This means it is within 200m from 0.5ha, 300m from 2ha and 1km from 10ha of natural green space.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	--	The site is approximately 270m from Portholme Special Area of Conservation and 500m from Portholme SSSI. It is sufficiently remote from the other designated nature assets. The site is wholly within the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site adjoins existing high density residential development at Riverside Mill which is a maximum of 5 storeys high. Although now only low rise development exists on part of the site, the historic use included railway yards and a mill building of some 8 storeys. The site adjoins Westside Common to the north, east and south east; the form of development would need to be sensitive to impacts on this, particularly in views from public rights of way.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is in close proximity to the risk of air pollution although much arose from congestion related to the former A14 prior to reworking of the local highway network; monitoring of the air pollution levels in the area is ongoing to determine if the air quality management area designation is still merited or not. Limited pollution may continue to arise from the A1307 but other boundaries of the site relate mainly to open space which will not cause issues.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site promoter is seeking 130 market homes which would contribute to a limited element of the district's housing needs.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 1km of Huntingdon town centre. The site is within 800m of Godmanchester Community Primary School. The site is within 800m of multiple culture and leisure facilities, including the Black Bull pub, St Mary's Church, The Rose and Crown Quaker Centre and playing fields in Godmanchester and also Saxon Gate Community Learning Centre, St Mary's Church, Samuel Pepys pub and St Mary's Church in Huntingdon.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is approximately 200m from Huntingdon Town Centre. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 1.5km of Huntingdon train and 800m from a bus service rated 'C' on the Place Based Carbon Calculator. There is a pavement along the site frontage, The Avenue road.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	++	The proposal would include redevelopment of land and buildings that are now redundant from their industrial use which would improve the appearance of the local area. Although separated from the main part of Godmanchester it adjoins homes at Riverside Mill and is just over the River Great Ouse to Huntingdon town centre. Development could be effectively integrated with the existing place.
SA16	• Impact on any heritage assets or their settings?	-	The site adjoins to both Godmanchester, to the south, and Huntingdon, to the west, Conservation Areas. There are also listed buildings, namely the Riverside Mill apartments, and a medieval bridge to the north west. Therefore the development could have an impact upon designated heritage assets.

Summary of SA

The site is partially constrained by fluvial flood risk. It is wholly previously developed land and contains a range of buildings and hardstanding. It is in close proximity to services and facilities in Huntingdon town centre as well as a range of employment opportunities. It is accessible to both railway and bus services. it has very good access to open spaces. There is a slight risk of pollution impacts being experienced. Development would make effective use of the land and provide the opportunity to create new homes in a highly sustainable location.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Godmanchester 2: South of Godmanchester, off the A1198

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land is greenfield and does not contain any buildings or materials capable of reuse within a development scheme.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	The site is likely to be at less than 20% risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood)
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The majority of the site id in flood zone 1 even accounting for climate change, however, Stoneyhill Brook crosses the western side of the site so part is at fluvial flood risk and it also experiences surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield and mostly classified as being grade 2 agricultural land apart from a small portion of grade 3 land along its western side around Stoneyhill Brook.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is remote from Natural England's access to green space standards; the size of the site means that substantial amounts of natural, green or open spaces could be included within the site.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is within 1.5km from Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Area. While its size means that large areas of natural, green and open space could be provided, these are unlikely to be strategic in size with limited capacity for improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	This site is located to the south of Godmanchester situated either side of the A1198. Originally submitted as 5 separate sites it has been drawn together as one site to promote a comprehensive scheme to maximise its ability to integrate into the existing town and reflect the need for a collaborative approach to provision of a new junction with the A1198. This also allows for a strategic response to mitigating the flood risk arising from Stoneyhill Brook. This is another largescale urban extension to Godmanchester which will further urbanise its southern edge, however there are opportunities to provide habitat improvements including flood management and provide a mix of housing types as well as an extension to the Godmanchester Lawn cemetery providing a wider benefit. The proposed draft allocation capacity for the site is 520 new homes on almost 40ha of land. This is low density but provides opportunities for a sensitively designed scheme with landscaping, flood mitigation and open space.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is distant from any major sources of pollution but is of a scale that could increase pollution levels locally without appropriate mitigation.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size where it would support a wide range of types, sizes and tenures of homes.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5kms of Huntingdon town centre and within 1km from the Co-op at Romans' Edge.
	• Minimise the distance people need to travel to access education facilities?	+	The site is within 1.5km of St Anne's Church of England Primary School and Godmanchester Bridge Academy.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of Judith's Field Recreation Centre and Godmanchester Rovers Clubhouse. It is beyond 800m from other culture and leisure facilities within Godmanchester.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 1.5km of The Chord Business Park, Roman Way Small Business Centre and Cardinal Park.
	• Be in a location with high quality digital infrastructure?	-	Standard broadband is available in the vicinity of the site.
SA12	• Benefit from access to public transport infrastructure?	+	The site is within 800m of a bus stop with a service rated C+.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	There is no pavement along the A1198 frontage but a footpath can be reached within 500m.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for a mixed use development which is residential led with green space and community facilities.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	+	The proposal includes at least 0.8 ha of land for an extension to Godmanchester Lawn Cemetery.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	As a freestanding site there would be challenges in successfully integrating development into Godmanchester despite the immediate connectivity into Whitehill Gardens due to the lack of formal footpath linkages into Romans' Edge.
SA16	• Impact on any heritage assets or their settings?	N	There are no heritage designations within the site, however, the Roman Road of Ermine Street runs between land parcels so there is potential for archaeological value in the vicinity of this.

Summary of SA

The site is greenfield land and consists of mostly grade 2 agricultural land. It is largely within flood zone 1 apart from its western side which is at risk from fluvial flooding from Stoneyhill Brook. It is not constrained by designated nature conservation designations and provides some limited opportunities to contribute to enhanced strategic habitat connectivity. This site is located to the south of Godmanchester situated either side of the A1198. Originally submitted as 5 separate sites it has been drawn together as one site to promote a comprehensive scheme to maximise its ability to integrate into the existing town. The site has good accessibility to primary education, social, sporting, local retail facilities and employment and could provide an extension to Godmanchester Lawn Cemetery. The site has reasonable public transport connectivity. No heritage assets would be impacted by the development but there is potential for some archaeology arising from its proximity to the Roman Road of Ermine Street.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Godmanchester 3: Former A14 Compound, North of A1198 Roundabout

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is well beyond any air quality management area. The land had previously been used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works. These do have to be cleared though which offers some opportunities for the materials to be reused within a development scheme.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	++	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flooding with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls outside is a WRA but the closest one is the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly is flood zone 1 with some risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield and classified as being wholly grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from Natural England's access to green space standards and has no or limited capacity for linkages to the strategic green infrastructure network..
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 3.5kms of the Portholme SAC but sufficiently remote from other nature conservation designations.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	--	The site is detached from a main settlement and has a close relationship with the countryside. It is well served by the strategic road network which could support commercial development. Development is likely to be quite prominent on the local landscape and depending on the commercial uses proposed may not be compatible with the nearby Woodgreen Animal Shelter. While the proposed development of the site could make efficient use of the land depending on the density of development it would not relate well to the existing form or character of the local area and would be wholly dependent upon the development of other land outside of the site promoter's control to integrate the site with Godmanchester.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	To the south of the site is the A14 and to the west is he A1198 increasing the likelihood of noise, light and visual pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Employment use would not contribute to housing supply.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 5km from Huntingdon town centre and is beyond 800m from a local convenience store and 2.5km from a freestanding supermarket. The site is for non-residential/ employment use and therefore access to education facilities is not relevant. The site is beyond 800m from culture and leisure facilities within Godmanchester.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	+	The site promoter seeks to provide 5.24ha of employment land totalling some 14,461 sqm of floorspace. The site is within 3km of Cardinal Park and The Chord Business Park Established Employment Areas located on the edge of Godmanchester. Ultrafast broadband is in the vicinity of the site.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is approximately 5.4km of Huntingdon train station but is remote from a bus service. A pavement adjoins the site frontage on the A1198/A14 but this connection does not link the site all the way Godmanchester along the A1198.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal seeks new employment development. It is unclear from the Call for Sites information the type of employment uses this could include therefore it is not possible at this stage to determine if development would have a high or low job density.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is located such that it could not be effectively integrated with the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no heritage designations within the site.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It Consists of land previously used as a motorway construction depot for the A14 and comprises of extensive areas of hardstanding, and a number of simple storage buildings. The land is now vacant following the completion of these works so provides opportunities for regeneration. It is detached from the main built form of Godmanchester. It is not constrained by nature conservation or heritage designations. The site has very limited accessibility to services and facilities and very limited accessibility to public transport options. The site does not relate closely to Godmanchester and relates much more closely to the open countryside making its integration with an existing place and community very challenging. There is a footpath connection to the site, however this is not a continuous footpath form Godmanchester which makes accessibility further challenging. Additionally, its proximity to the road network increases the risk of air, light and noise pollution.

Updates after initial appraisal

In response to the Spring 2025 consultation on additional sites, the site promoter submitted further evidence in support of their proposal including further detail on its land status. This has been taken into account and the site has been assessed with the view of its potential to reuse vacant land and therefore supporting regeneration.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Following this, the assessment and sustainability appraisal have been updated with the site being considered potentially suitable for development and a capacity calculation undertaken.

Kimbolton 1: Brittens Farm, Station Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 15% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is within flood zone 1, however, approximately a third of the southernmost part of the second land parcel is constrained by both fluvial and surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	• Prioritise development of previously developed land?	--	The majority of the land is classified as grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The whole site is within 1km of a 10 ha area of natural green space with the southern parcel being within 200 m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the north western edge of Kimbolton located within the main built form. The site is sensitively located with the River Kym forming a strong natural boundary to the site's south westernmost boundary. It is fairly well enclosed by hedging and trees along its boundaries. The site adjoins residential properties at Montague Gardens and Kym View Close to the east and south and to the north/ north west Brittens Farm and Wornditch Farm. There are heritage and landscaping considerations as well as flooding ones to consider. The site promoter is seeking 26 homes on the two parcels (17 on the northern parcel and 9 on the southern parcel). Considering the need for sustainable drainage and landscaping this makes an efficient use of land. The submitted layout plan however does not include public open space and the rear gardens of several properties run up to the river. This should be amended so that instead of very long rear

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			gardens this land will be used as open space for landscaping and sustainable drainage to mitigate landscape, flooding and to conserve the historic ridge and furrow.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and affordable housing. The site is in excess of 1ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of Budgens on Thrapston Road and a little beyond 800m from specialist shops on High Street and London Road. The site is about 800m from Kimbolton Primary Academy. The site has reasonable access to public meeting halls on Thrapston Road, St Andrews Church and playing fields on Pound Lane.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is about 1.5kms from the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. It benefits from superfast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	-	The site is around 20kms from St Neots railway station. It is within 800m of a bus stop rated E+ on the Place Based Carbon Calculator.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Benefit from access to active travel infrastructure for practical and social activities?	++	The site fronts onto the B660 where a footpath connection could be made through to the site.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site's context means that any future development will need to be very sensitive to its location and context particularly in relation to heritage assets as well as flood risk in the southern portion of the site. It is surrounded by built development so, subject to careful design and masterplanning, could be integrated into the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	To the north/ north west are Brittens Farm and Wornditch Farm. Both of these are listed buildings. The Heritage Statement submitted as part of the Call for Sites submission also identifies that well defined ridge and furrow forms a non-designated heritage asset in the southern part of the site sloping down towards the River Kym.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is constrained by flood risk on its southernmost end from the River Kym and is also constrained by various heritage assets which will require mitigation if development is brought forward. It is not constrained by nature conservation designations. The site is predominantly grade 3 agricultural land, however approximately half of the southern parcel is classified as grade 2. It is has good access to natural greenspace. Although located on the north westernmost extent of the village, the site has good access to a primary school and is in reasonable proximity to a range of local scale retail, leisure and cultural facilities. It is also close to a range of employment locations.

Updates after initial appraisal

Kimbolton 2: South East of Bicton industrial Estate, Stow Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures meaning that it will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is mostly located within flood zone 1 with no recorded risk form surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?		The site is greenfield grade 2 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is is within 200m of two county wildlife sites being the Meadow on Kimbolton Airfield and the Grassland strip on Kimbolton airfield (South) but is remote from all other nature conservation sites. Although the site is located outside any of Natural Cambridgeshire's Priority Landscapes, there may be opportunities for connections to be made and enhance habitat and ecological networks between these sites locally.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site would form an extension to an already established industrial estate. The Bicton and Harvard Industrial Estates are detached from the main built form of Kimbolton and is located between it and Stow Longa. The proposed amount of employment development would make an efficient use of land. Landscaping will be required particularly on its northern and eastern edge to ensure successful integration within the landscape.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site is remote from any major sources of pollution and is unlikely to generate significant levels.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		Employment use would not contribute to housing supply.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is around 15kms from the site. The nearest settlements are Kimbolton and Stow Longa, the latter does not have a local convenience shop. Kimbolton does but this is in excess of 800m from the site. As employment uses are being proposed, access to primary education is not relevant. The site beyond 800m of any leisure or cultural facilities within Kimbolton or Stow Longa.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	• Facilitate access to a range of employment opportunities?		The site would provide over 2ha of employment development and expand the existing Bicton and Harvard Industrial Estates as local employment centres. Ultrafast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?		The site is located around 17kms from St Neots railway station. The site is not within 800m of a bus service. There is limited footpath provision along Stow Road with only some footpath provision to the industrial estate from Stow Longa and none when heading from Kimbolton. It is within 500m of a public right of way.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site would provide over 2ha of employment development, it is not yet known at this stage what uses this will include or the job density but it will likely be consistent with existing uses found within the industrial estate.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing Bicton and Harvard Industrial Estates and with appropriate landscaping along its northern and eastern edges, the development could be sensitively integrated into into its wider landscape setting.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site is not constrained by flood risk or heritage designations. The site is within 200m of two country wildlife sites offering some opportunities for ecological and habitat connectivity. The land is classified as grade 2 agricultural greenfield land. The site is located on the edge of an existing industrial estate offering an opportunity to expand the employment offer and provide additional jobs. The site is however remote from public transport and there is limited access on foot. This is likely to further encourage travel via car to the site which would be less sustainable.

Updates after initial appraisal

Since the Land Availability Assessment was originally undertaken, the site has been combined with the adjoining site already allocated for commercial development in the Local Plan to 2036 under KB2. This has increased the land area from 4.8ha providing greater opportunity for a holistic approach to the extension to the established employment area at Bicton. The SA is not significantly changed as a result but the outcomes are potentially more positive as this approach retains a site allocated identified for employment development which is also crucial towards being able to deliver the site to the north east.

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Little Paxton 1: North of St James Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or medium risk of surface water flooding
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land after being restored after minerals extraction. There are no existing structures on site. The site is wholly classified as non-agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site is within 200m of 0.5 ha and 1km of 10 ha of natural green space.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site adjoins to woodland, is close to playing fields and lakes in Paxton Pits. Therefore, it has direct opportunities to link to the strategic green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site adjoins to Little Paxton Pits which is a an area of Special Scientific Interest. It is sufficiently remote from the other designated nature sites. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is on the northern edge of Little Paxton and allocated in Huntingdonshire's Local Plan to 2036. There is a raised embankment along most of the northern boundary of the site that will be expected to be retained to give the development a mature setting and provide screening for the countryside and Paxton Pits meaning that the impact on Paxton Pits would be minimal. Consideration of the public right of way that crosses the site would also need addressing. The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is wholly within a sand and gravel mineral safeguarding area and mineral development consultation area. Across the road to the north lies an active waste management area, meaning that the site could be impacted by noise and light pollution and dust resulting from ongoing works.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site proposed for 38 homes which would contribute to meeting the needs of the district.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 2.2km from St Neots town centre. The site is on the edge of Little Paxton which has a primary school. The site is within 800m of multiple culture and leisure facilities accessible by a public footpath that runs along the southern boundary. These are, St James' Church, The Anchor Pub, The Pavilion playing fields and Little Paxton Village Hall.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but this is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service There is a public right of way that crosses the site from the north and continues along the southern boundary.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses so does not apply.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored. The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.
SA16	• Impact on any heritage assets or their settings?	++	No known heritage assets are located within the site

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. The site is wholly greenfield land after being restored after minerals extraction with no existing structures on site and classified as non-agricultural land. The site is within proximity of 10 ha of natural green space, adjoins woodland and is close to playing fields and lakes and Paxton Pits (a SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area. The site is north of residential development. The site is screened by trees and as such has the potential to be developed in a way sensitive to the surrounding area. Integration with the existing community could be achieved

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via access off Old Great North Road and assessment of potential active travel access via a public right of way on the eastern edge of the site could be explored. The site is of a size which would contribute to meeting the needs of the district, but not large enough to provide a substantial range of sizes, types and tenures. However the proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the settlement within its immediate vicinity. The closest town centre is St Neots which is within 2.2km from the site, its location near a market town provides potential employment and social opportunities, whilst potential additional retail could support the immediate needs of a new community. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a public right of way that crosses the site from the north and continues along the southern boundary which could provide some integrated active travel opportunities. The site is within 800m of multiple culture and leisure facilities and a primary school which are accessible by a public footpath and is within 5km of multiple concentrations of employment. providing potential retail, employment, social and cultural opportunities. The road bounding the northern boundary of the site is within a mineral development area and provides access for vehicles associated with its operation. Safety of access for residents would require consideration.

Updates after initial appraisal

Little Paxton 2: West of Great North Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the St Neots and water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, approximately 0.95% of the site is at medium risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land and there are no existing structures on site. The site is wholly classified as grade 2 agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of 10 ha area of natural green space. Some of the site, on the eastern side, is within 200m of 0.5 ha area of natural green space. There is woodland in the southern edge of the site and playing fields along Great North Road opposite the site frontage. Therefore, it has some capacity to link to the green and blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from all of the designated nature sites except an area of Special Scientific Interest. It is within 1km of Little Paxton Pits. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the western edge of Little Paxton. Site acts as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. The site is wholly within the Ouse Valley Priority Landscape Area, with the land rises noticeably east to west in the southern half of the site. Development on the site will therefore would not contribute towards protecting the form and character of the surrounding landscape. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site abuts the A1 and so is likely to suffer light and noise pollution from traffic.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is of a size that it could support a wide range of types, sizes and tenures. The site promoter proposes uses such as custom and self build home, nursing and care home.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 3.2km from St Neots town centre The site is within 800m of Little Paxton Primary School.
	• Minimise the distance people need to travel to access education facilities?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m a number of culture and leisure facilities measuring from the site frontage onto Great North Road. These are, playing fields, Little Paxton Hub (community centre) and Kingfisher Church. The development has capacity for associated social/ community facilities.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5km of multiple concentrations of employment. These are, Harley Industrial Park, St Neots town centre, Ernulf Academy Secondary School and Station and Cromwell Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots train station. It is within 800m from a bus service but is only rated E- on the Place Based Carbon Calculator meaning there is an infrequent service There is a pavement opposite the site frontage (Great North Road).
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is separated from the built up area by Great North Road, footpaths are present on the opposite side of the road to the site. Development would require consideration of the integration of the residential development with the built up area of Little Paxton. The presence of Great North Road would require further measures to allow for safe crossing of residents. The site is located as such that it could be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	No known heritage assets are located within the site or nature conservation assets

Summary of SA

The site is not constrained by fluvial flood risk or heritage designations and surface water flood risk is negligible. It is grade 2 best and most versatile agricultural land and is wholly greenfield.

The site is within proximity of 10 ha of natural green space, woodland is present in the southern edge of the site and playing fields opposite the site frontage on Great North Road and within 1km of Little Paxton Pits (SSSI). There are therefore potential opportunities to link to the strategic green or blue infrastructure network. The site is situated within Natural Cambridgeshire Great Ouse Valley Green Infrastructure Priority Area. The site is located on the western edge of Little Paxton acting as a green wedge between Little Paxton and the A1, perceived as forming part of the wider countryside, it is therefore located in a sensitive location. It is not considered that development would not contribute towards protecting the form and character of the surrounding landscape. The scale of the site provides opportunities for a range of sizes, types and tenures of home facilitating social sustainability. The proposed capacity for the site would be an effective use of land and reflect the low form of density common to the settlement particularly considering that 4 to 5ha is proposed for natural green or open space uses. The closest town centre is St Neots which is within 3.2km from the site, its location near a market town provides potential employment and social opportunities, the site promoter notes that there is scope for associated social/community facilities, but there is no firm commitment to assess whether this could support the immediate needs of a new community. However The site is within 800m of Little Paxton Primary School, a number of culture and leisure facilities measuring and within 5km of multiple concentrations of employment. The site is within 5km from St Neots train station, providing sustainable transport options, a bus service is within 800m but the service is infrequent. There is a pavement opposite the site frontage (Great North Road) which could provide some integrated active travel opportunities and connectivity to the settlement. The site abuts the A1 and so is likely to suffer from air, light and noise pollution from traffic.

Updates after initial appraisal

Since the Land Availability Assessment was undertaken, comments received from the Education Authority in November 2024 have seen the potential capacity for the site reduced from 410 homes to 220 homes. This does not significantly alter the sustainability appraisal of the site. In terms of SA7, the proposal would not make as an effective use of land but would have greater scope to contribute towards protecting the form and character of the surrounding landscape (as such the score remains unchanged). Also in terms of SA8, the reduced density of the scheme could provide for further enhancements in mitigation against pollution arising form its proximity to the A1.

Sawtry 1: West of Glatton Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Nearly all of the site is within flood zone 1 (99.6% equating to 12.43ha), with approximately 0.4% of the site (0.05ha) within flood zone 3b. 3.64% of the site (0.24ha) is at risk from medium surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	++	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does have capacity for 300 homes with 1.5ha of natural green or open space included within the site.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site currently does not relate well to the existing settlement, the site is isolated from residential development to the south by Sawtry Brook and east and west by open countryside, with no means of access. The site forms part of the edge of settlement countryside setting to the village, development of which would have a significant impact which would require strategic landscaping. However, to the east outline planning permission has been granted for 340 dwellings. If access could be achieved from this site and the site were built out, there is a potential that the site would then relate well to residential development in Sawtry. The site promoter proposes low density development of 300 homes.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site proposes 300 residential units which means it is of a size that could include a wide range of types, sizes and tenures.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	* The site is approximately 500m from The Coop local convenience store. The site is within Sawtry Village where there is a primary school. Outline permission for the adjoining site includes a primary school but the scoring, consistent with the methodology, is based on existing facilities. The site is beyond 800 from cultural and leisure facilities within Sawtry.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 500m of Brookside Industrial Estate and 2km from Old Great North Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator. There is a public right of right that runs along the north eastern boundary of the site
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. Access to the site is a significant constraint at present with no direct link to road infrastructure. This situation may change if development is completed to the east and access could be achieved from this site.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site is of a size that could include a wide range of types, sizes and tenures. The site is approximately 500m from a local convenience store, is within Sawtry Village where there is a primary school; an unimplemented site to the east plans for provision of a primary school, however the site to date remains undeveloped. The site is removed from other local services and facilities and beyond 800m of cultural and leisure facilities. The site is within 500m of Old Great North Road Industrial Estate and 2km from Brookside Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards'). The site has little relationship with the existing townscape and is more related to the countryside. It is isolated from the main residential area of Sawtry by open countryside and Sawtry Brook. Development on the site would have a significant landscape impact which would require strategic landscaping to transition to the open countryside. Access to the site is a significant constraint. An approved application for homes to the west of the site could change the sites potential in the future.

***Evidence submitted by the site promoter notes that the primary access route to the site for vehicles could be from the neighbouring site (which is yet to be built) which fronts onto Glatton Road and therefore the measurements for site's sustainability appraisal have been set from the site's eastern boundary.**

Updates after initial appraisal

Sawtry 2: East of Glatton Road and North of Brookside Industrial Estate

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with agricultural buildings on site meaning that reuse of materials or buildings would be minimal at best.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 10% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 83% (5.66ha) of the site is within flood zone 1 with flood zone 2 and 3 also present, approximately 18% (0.31ha) is at medium risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land, there are two agricultural buildings on the site.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site forms part of the wider open countryside to the north. The southern boundary is screened from but abuts Brookside Industrial Estate. Buildings and hedgerow create a landscape barrier between this and the site. The site forms part of the countryside approach to Sawtry as it is exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry. The site promoter proposes 190 homes.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site proposes 190 residential units which means it is of a size that could include a wide range of types, sizes and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is approximately 100m from The Coop convenience store. The site is within Sawtry where there is a primary school. The site is within 800m of Sawtry Methodist Church and Greystones pub but is beyond 800m from the other cultural and leisure facilities within Sawtry.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	++	The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate. The site benefits from ultrafast broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on The Place Based Carbon Calculator. The site is approximately 140m from a public footpath on Glatton Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is currently removed from residential development and more related to the countryside, meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land, there are two agricultural buildings on the site meaning that reuse of materials or buildings would be minimal at best. The site is of a size that could include a wide range of types, sizes and tenures. The site is approximately 100m from a local convenience store, is within Sawtry Village where there is a primary school and within 800m of a church and pub, it is beyond 800m from the other cultural and leisure facilities. The site adjoins to Brookside Industrial Estate and is approximately 2km from Old Great North Road Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. There are no designated heritage assets within or in close proximity to the site. The site is sufficiently remote from the designated nature assets and green spaces (identified in Natural England's 'Access to Greenspace Standards'). The site forms part of the wider open countryside to the north and is screened from Brookside Industrial Estate. The site forms part of the countryside approach to Sawtry exposed in both the local landscape and longer distance views, significant landscaping would be required. Currently the site has little relationship to the built area of Sawtry meaning integration with the existing community at this point in time is not achievable. This situation may change if development is completed to the west where 340 homes are proposed, where development of this site would extend the residential gateway into Sawtry.

Updates after initial appraisal

Sawtry 3: West of Toll Bar Way and Green End Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. 98% of the site is within flood zone 1 a small portion of flood zone 3b is present in association with the ordinary watercourse which runs along the northern boundary, 6.3% of the site is at medium risk from surface water flooding in similar locations to that of fluvial flood risk
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land The majority of the site is grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha)
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site has capacity for up to 300 dwellings with open space included within the site and the northern edge sits just outside of Natural England's 'Access to Greenspace Standards' of 'within 300m of 2ha of natural greenspace'.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site. The site is outside Natural Cambridgeshire's Green infrastructure network and has limited potential to contribute to improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is south of the residential area of Sawtry and located within open countryside. It is bounded by Toll Bar Way and St Judith's Lane where it is highly exposed within the wider landscape. The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. The site is in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge. Strategic landscaping would be required to minimise impact on the landscape setting. The proposed capacity allows for landscaping to transition the residential development to the open countryside.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is approximately 150m away from the A1 which sits to the east of the site. Toll Bar Way and associated roundabout to access the A1 are on the eastern boundary of the site. There is a possibility that the site could be subject to light, noise and odour pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of The Old Post Office convenience store. The site is within Sawtry village where there is a primary school. The site is within 800m of The Bell pub, a public park and allotments. The site proposal identifies potential for a community centre but provides no capacity.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate. The northern half of the site benefits from superfast broadband in the vicinity but there is no available date, according to OFCOM, within or surrounding the remaining part of the site.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km from a train station but is within 800m from a bus service rated C on the Place Based Carbon Calculator There is a pavement immediately opposite the site frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposal includes potential commercial leisure uses which could support high low density employment for the village.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	+	The proposal supports the provision of additional retail and commercial leisure uses (although floorspace is not confirmed), which could support the community.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it has the potential to be effectively masterplanned to be integrated with the existing community. Strategic landscaping would be required to ensure a transition from residential to countryside location. The site has access to the A1. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 3b is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and predominantly grade 3 agricultural land with a very small portion of the south eastern corners of the site contained within grade 2 agricultural land (less that 0.1ha). The site proposes up to 300 dwellings which could include a wide range of types, sizes and tenures. The site is within 800m of a local convenience store, pub, public park and allotments, meaning some local services and facilities would be accessible to future residents. The site is within Sawtry village where there is a primary school. The site is approximately 2km from Brookside Industrial Estate and 1.8km from Old Great North Road Industrial Estate providing some access to employment opportunities. The site is within 800m of an average frequency bus stop. The site is outside Natural Cambridgeshire's Green infrastructure network. It is just outside of Natural England's 'Access to Greenspace Standards of the '300m of 2ha of natural greenspace'. The site is approximately 300m from Aversley Wood SSSI meaning it could impact on the biodiversity and ecological significance of the site and be impacted by increased footfall. There are no designated heritage assets within or in close proximity to the site. The site would form a substantial extension to the village of Sawtry, but is well related to the settlement and services and facilities. Due to the proximity to the A1 some of the site could be subject to noise, odour or visual pollution. The site's prominence within the wider landscape and in a sensitive location where the land transitions from flat to the beginning of High Holborn Hill ridge means strategic landscaping would be required. Development close to St Judith's Lane (a rural country lane) would require sensitive design to minimise landscape and ensure transport movement does not conflict with its rural use and transition into the wider landscape.

Updates after initial appraisal

Sawtry 4: Off Old North Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	+	The site promoter proposes some electric charging which could help to promote low or zero carbon technologies.
	• Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area.
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	• Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	100% of the site in flood zone 1 and less than 20% risk of surface water flooding
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is grade 3 agricultural land.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is separated from the main village of Sawtry by the A1(M). It is bounded by the A1(M) and Old Great North Road making it isolated from the wider countryside. The eastern boundary is located across the road from a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site has been put forward for a number of potential uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is next to the A1(M) and Old North Road which could cause noise odour or visual pollution. Potential final uses could increase light, noise, odour and visual pollution in the area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is proposed for leisure and commercial uses and would therefore not contribute to housing needs.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre. The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1. The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide some employment and retail. There is standard broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	-	
SA12	• Benefit from access to public transport infrastructure?	-	The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station. Potential access to the site could be achieved from B1043 which has a pavement on the opposite side of the road. A public footpath dissects the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter proposes a number of potential uses on the site. Proposals for employment, retail and commercial leisure uses would support high and low density employment within the district. Whereas general commercial and storage would assist with the logistics industry.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N -	The proposal does not include retail or social uses. Dependent on the final uses it could increase provision to nearby Sawtry or deter custom from local services and facilities
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site proposes multiple uses including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage. It is near to other commercial uses providing the opportunity to create a cluster of complementary employment and leisure related uses. Access to the A1 nearby would also assist with this. Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	• Impact on any heritage assets or their settings?	-	Scheduled Monument - Sawtry moat and shrunken medieval village is located less than 80m to the West of the site, but is separated from it by the A1 (M). The site is less than 30m from the listed Tombstones, Grave Yard, which reside in the cemetery across the road.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Scheduled monument 'Bruce's Castle: moated' is just under 1km to the east separated by Old North Road.

Summary of SA

The site does not have fluvial flood risk but has some surface water flood risk which would require mitigation and is grade 3 agricultural land. The site is wholly greenfield land meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential including commercial and leisure purposes including electric vehicle charging, roadside retail/café uses, leisure and recreation (dog-walking field) and general commercial and storage, dependent on the final use it has the potential to support high or low density employment within the district. The site is reasonably removed from convenience stores with the closest local convenience store1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide some employment land and is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution. The site is is bounded by the A1(M) and Old Great North Road making it isolated from the wider countryside. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a complementary cluster of such uses in this particular area. A heritage impact assessment would be required.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Sawtry 5: Little Common Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 1.5% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 98.6% of the site (14.35ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 1.2% (0.11ha) is at medium risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land. Just over half of the site is grade 3 agricultural land and the remaining land is grade 2
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+ -	The site is separated from the main village of Sawtry by the A1 and sits within the open countryside. The proposed use is exposed in the wider landscape setting and would require landscape mitigation. The southern boundary immediately adjoins a cemetery and allocated extension as set out in the Sawtry Village Neighbourhood Plan. The proposed use could impact on the tranquillity of the cemetery however, Oakwood Business Park does sit immediately south of the cemetery and provides heavy screening through planting to minimise the impact of the conflicting uses. The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area. The site proposals suggest a number of uses including employment, commercial leisure uses, renewable energy and transport/lorry parking, the impact of which on the countryside setting would vary dependent on the final use, with renewable energy having a lesser impact.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score		Commentary
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	-	The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use. The site is near the A1 which could cause noise odour or visual pollution. Renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N		The site proposes commercial or infrastructure uses on the site and would therefore not contribute to housing needs.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-		The site is approximately 1.2km from a local convenience store, 2.5km from a freestanding supermarket and 5km from a town centre. The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1. The site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry
	• Minimise the distance people need to travel to access education facilities?	+		
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N		

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate and will also provide a substantial (14.56ha) amount of employment land. There is standard broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	_	
SA12	• Benefit from access to public transport infrastructure?	-	The site is approximately 1.1km from a bus service rated C on the Place Based Carbon Calculator. It is beyond 5km from a train station. Potential access to the site could be achieved from B1043 which has a pavement.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site promoter proposes a number of potential uses on the site. Proposals for employment and commercial leisure uses would support high and low density employment within the district. Whereas parking/lorry parking would assist with the logistics industry.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is near to other employment and industrial uses, which creates a cluster of such uses in this particular area meaning that site is in a location which has the potential to be effectively masterplanned into and compliment the existing cluster. Access to the A1 nearby would also assist with this.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Masterplanning of the site would require careful consideration of the impact on the cemetery to the south, although development in this area provides some evidence that this could be achieved, however this may be dependent on the final use.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site but it does adjoin to a graveyard to the south where the Tombstones Grave Yard, a grade II listed building, is located which could be adversely impacted by the development.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield land and just over half of the site is grade 3 agricultural land and the remaining land is grade 2 meaning that there are no opportunities for redevelopment or reuse of previously developed land. The site has been put forward for a number of potential uses including employment, commercial leisure uses, transport and parking/lorry parking or renewable energy, dependent on the final use it has the potential to support high or low density employment within the district, proposals for parking/lorry parking would assist with the logistics industry. The site is reasonably removed from convenience stores with the closest local convenience store1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site will provide 14.56ha of employment land is within 1.5km of Brookside Industrial Estate and Old Great North Road Industrial Estate which could provide additional employment opportunities to compliment current uses. The site is within 1.1km of an average frequency bus stop. The site is remote from nature designations and natural green space using Natural England's 'Access to Greenspace Standards'. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use, renewable energy proposals would have a negligible impact, whereas lorry parking would increase light, noise, odour and visual pollution in the area. The site is near the A1 which could cause noise odour or visual pollution. The site is exposed in the wider landscape setting and would require landscape mitigation. Proposed uses could impact on the tranquillity and setting of the cemetery and nearby a listed building, however, heavy screening through planting to could minimise the impact of the conflicting uses. The site is well placed near to other employment and industrial uses and access to the A1 means that the site has the potential to be effectively masterplanned into and compliment the existing cluster.

Updates after initial appraisal

Sawtry 6: North of Black Horse Industrial Estate

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 4% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Sawtry water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The 96.6% of the site (1.30ha) is within flood zone 1, with flood zone 2 and 3 also present, approximately 5.7% (0.0.4ha) is at medium risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land The site is wholly grade 3 agricultural land
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m from 0.5ha of natural greenspace according to Natural England's 'Access to Natural Greeenspace Standards'.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site proposals include with employment or commercial leisure uses such as hotels, gyms, cinemas etc. It relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. The proposed density of the site has not been provided.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site has been put forward for a number of uses including employment and commercial leisure uses such as hotels, gyms or cinemas. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use and would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	The site proposes employment and commercial leisure uses on the site and would therefore not contribute to housing needs.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is approximately 1.2km from a local convenience store. It is beyond 2.5km from a freestanding supermarket and 5km from a town centre. The site is near to Sawtry village where there is a primary and secondary school but is separated from the site by the A1. The site adjoins to a pavilion but is beyond 800m from other culture and leisure facilities within Sawtry.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?	**N**	
SA11	• Facilitate access to a range of employment opportunities?	++	The site adjoins to Old Great North Road industrial estate to the south and is proposed for commercial leisure or employment use. The site benefits from superfast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	**+**	The site is within 800m from a bus service rated D+ on the Place-based Carbon Calculator. There is a pavement adjoining the site frontage on Old North Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	**++**	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes a number of potential uses on the site. Proposals for employment and commercial leisure uses would support high and low density employment within the district. The site is north of Old Great North Industrial Estate, which could provide opportunities for business expansion.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	+	The site promoter proposes potential for commercial leisure uses which could support the village and local community by providing additional sport or leisure facilities, however the site is removed from the main centre and separated by the A1 potentially shifting the local offer away from the village centre.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors a nursery and some residential properties to the north. As such it has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network. Some mitigation may be required to integrate the development with nearby residential units.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets within or in close proximity to the site.

Summary of SA

The majority of the site is within flood zone 1, however zones 2 and 3 is also present alongside surface water flood risk which would require mitigation. The site is wholly greenfield grade 3 agricultural land. The site has been put forward for a number of potential uses including employment and commercial leisure uses such as hotels, gyms, cinemas etc, dependent on the final use it has the potential to support high or low density employment. The site is distant from a local convenience store, freestanding supermarket and a town centre. The site is reasonably removed from convenience stores with the closest local convenience store 1.2km away, the site is within 800m of a pavilion but is beyond 800m from other cultural and leisure facilities within Sawtry. A primary and secondary school are located in the village which is separated from the site by the A1. The site adjoins to Old Great North Road Industrial Estate to the south and is proposed for commercial leisure or employment use which could provide additional employment opportunities and expansion of the existing estate. The site is within 800m of a slightly below average frequency bus stop. The site is remote from nature designations and within 200m from 0.5ha of natural greenspace using Natural England's 'Access to Greenspace Standards'. The site is near the A1 which could cause noise odour or visual pollution. The prospect of causing widespread light, noise, odour or visual pollution will be dependent on the final use and

would be related to potential traffic movements and evening use, however the size of the site may mean that it may not have a significant impact. The site relates well to the existing area with Old Great North Road Industrial estate immediately south of the site and Sawtry Motors, a nursery and some residential properties to the north. The site is relatively enclosed meaning landscape impact would not be significant if existing trees and hedgerow were retained. It has the potential to be effectively masterplanned to integrate with the current business cluster and provide opportunity for expansion. Access via the A1 allows opportunity for connectivity to the wider network.

Updates after initial appraisal

Somersham 1: College Farm, West of Parkhall Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on approximately 3.3% of the site (0.15ha). Low (10%) and high (1.4%) surface water surface water flood risk is also present .
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	The site is grade 2 agricultural land.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards', but has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket, but within 800m of convenience Stores (Tesco Express, Windsor Green Stores/Premier Express & Costcutter)
	• Minimise the distance people need to travel to access education facilities?	++	The site within 800m of Somersham Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of Somersham Baptist Church, Somersham Library, Somersham Victory Hall, Meadowlands Park. Millennium sports facility and public house, the Rose And Crown.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is more than 5kms from multiple concentrations of employment, but within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities.
	• Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road. A footpath along the site frontage will need to be created to join the site with the nearby footpath to make making it accessible to reach the site using active travel. The site has a public right of way within the site, with opportunities to connect to nearby public rights of way approximately 5m from the western boundary.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	++	The site is well related to the existing settlement with housing to the south and east of the site and a park. The site is located as such that it could be effectively masterplanned to become part of the existing community. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development. To the south is Somersham and District smallholdings and allotments which

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary.
SA16	• Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land. The site promoter proposed 112 homes which could include a wide range of types, sizes and tenures. The site is within 800m of multiple convenience stores, a primary school, public house, church, library, Somersham Victory Hall, Meadowlands Park and Millennium sports facility. The site within 1.5km of West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site is with 200m of 0.5ha of greenspace according to Natural England's 'Access to Natural Greenspace Standards. There are no heritage within or in the nearby vicinity of the site. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is well related to the existing settlement with housing to the south and east of the site and a park, sports pitch and Victory Hall and school nearby. Development of the site would have limited landscape impact, but would have to consider the affect of a tree preservation order on the northern aspect of the site. The density proposed is in keeping with the surrounding area. The site is located as such that it could be effectively masterplanned to become part of the existing community. To the south is Somersham and District smallholdings and allotments which wrap around the site to the west, the site would require careful consideration of integration of existing uses and assessment of impact and mitigation where necessary. Opportunities exist to link to existing public rights of way to enhance active travel opportunities. No footpath adjoins the site frontage, however there is one within 50m of the site on the opposite side of the road, extension of the footpath link to the site would assist with safe pedestrian access to the proposed development.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Somersham 2: South of College Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk. Approximately 1% of the site is at medium surface water flood risk (0.3ha) along the southern edge. Medium and high surface water is also present on some of the site covering less than 0.2ha.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is somewhat removed from the main residential centre of Somersham, however small clusters of residential development an industrial estate and public house are nearby. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site promoter proposed 125 homes which could include a wide range of types, sizes and tenures.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	• Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	The site is within 800m of The Windmill Public House and football ground, but beyond 800m of other leisure and cultural facilities.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 300m of West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment.
	• Be in a location with high quality digital infrastructure?	++	The site benefits from ultrafast broadband in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 500m of a public right of way to the east accessible off St Ives Road and 600m of another accessible off Pidley Hill
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed site is somewhat remote and has no substantial community with which to integrate with. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	• Impact on any heritage assets or their settings?	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 40 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.

The site proposes 125 homes which could include a wide range of types, sizes and tenures. The site has limited access to services and facilities with a public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is within 300m of West Newlands Industrial Estate, which could provide some limited employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 40m of the site which would require assessment. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The location of the proposed

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

site is somewhat remote and has no substantial community with which to integrate with. Housing allocation SM2, St Ives Road Somersham is 350m away, closer to the main residential area of Somersham. This site is currently under construction and will comprise housing and residential care home. However the proposed site's relationship to nearby development would still be fairly remote. The site does however link to the village of Somersham, providing active travel solutions to encourage access to services and facilities. The northern boundary of the site is exposed to the wider countryside and landscaping may be required to mitigate the impact on the landscape. The proposed density is very low which would reflect the site's location.

Updates after initial appraisal

Somersham 3: Dews Bus and Coach Depot, Chatteris Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is part previously developed and part greenfield land with existing structures on site meaning that there may be opportunity to support the circular economy through the reuse and recycling of existing land, buildings or materials
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.04% of the site equating to 0.0008ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is predominantly not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site equating to 0.0008ha. Medium surface water flood risk is present on 5% of the site in locations near Chatteris Road and in the west of the site. Low risk surface water flood risk is more prominent on 30% of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	+	Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is somewhat removed from the main residential centre of Somersham, however housing allocation 'SM5 North of the Bank, Somersham' abuts the western boundary of the proposed site, meaning that integration with this development would be achievable if the allocation were to be built out. Allocation SM5 has reserved matters approval for 132 dwellings. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The proposed density of the development would be in keeping with the density approved for allocation SM5.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter proposed 50 homes which would contribute towards meeting the housing needs of the district.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store.
	• Minimise the distance people need to travel to access education facilities?	+	The site beyond is 800m Somersham Primary School, however there is a primary school within the village that could be accessed.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site beyond 800m of leisure and cultural facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	• Facilitate access to a range of employment opportunities?	--	The site is more than 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. The site benefits from superfast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, and is just beyond 800m (850m)of a bus service rated D meaning it has a slightly below average service. No pavement adjoins the site frontage, but a public right of way is present across the road from the south eastern corner of the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is part previously developed land and part greenfield. The site offers opportunities for the redevelopment of previously developed land. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank,

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities.
SA16	• Impact on any heritage assets or their settings?	++	There are no heritage within or in the nearby vicinity of the site.

Summary of SA

The majority of the site is not constrained by fluvial flood risk (99.96%). Flood zone 2 is present on 0.038% of the site , with some surface water flood risk which would require mitigation. Approximately one third of the site previously developed land associated with a coach and bus depot with the remaining land categorised as greenfield. The site is wholly grade 2 agricultural land. The site proposes 50 homes which would contribute to the housing needs of the district. The site has no immediate access to services, facilities, primary school or employment opportunities, although there is a primary school within the village. The site is beyond 5kms of a railway station, and is just beyond 800m (850m)of a bus service rated D meaning it has a slightly below average service. The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. No heritage assets would be affected. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site is part previously developed land and is well screened from the surrounding countryside meaning landscape impact would be minimal. The site is somewhat removed from the main residential centre of Somersham, however has the opportunity to be integrated with the community once housing allocation 'SM5 North of the Bank, Somersham' has been completed or is underway. Pedestrian footpaths would be required to facilitate safe active travel routes into the centre of Somersham to access services and facilities. The proposed density of the development would be in keeping with the density approved for allocation SM5.

Updates after initial appraisal

Somersham 4: College Farm, West of Newlands Industrial Estate

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that the proposal will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk. Medium surface water flood risk is present on 0.65% of the site (0.01ha). Low and high surface water is also present covering less than 7% of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet the criteria for Natural England's 'Access to Natural Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate. Housing allocation SM2, St Ives Road Somersham is within 200m. This site is currently under construction and will comprise housing and residential care home. The proximity of the industrial estate and housing allocation mean that integration nearby development would be well related to existing built development. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. However it may be impacted from existing uses at Newlands Industrial estate which would require assessment and mitigation where necessary.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site promoter proposed 55 homes which would contribute towards meeting the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km of a freestanding supermarket and 800m of a Convenience Store. However it is within 850m of Costcutter. The site beyond is 800 Somersham Primary School, however there is a primary school within the village that could be accessed. The site is within 800m of The Windmill Public House and football ground but beyond 800m of other leisure and cultural facilities.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities it is more than 5kms of multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. A footpath adjoins the site frontage making it accessible to reach the site using active travel. The site is within 300m of a public right of way to the east accessible off St Ives Road and 750m of another accessible off Pidley Hill
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Landscape impact and mitigation measures would also require consideration. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.
SA16	• Impact on any heritage assets or their settings?	+	A Scheduled Monument, Obelisk at - White Post, is situated approximately within 250 metres south-west of the site on the opposite side of St Ives Road, development is unlikely to impact this, however opportunities to enhance or minimise impact on this should be considered.

Summary of SA

The is not constrained by fluvial flood risk, some surface water flood risk is present which would require mitigation. The site is wholly greenfield land with no existing structures. The site is grade 2 agricultural land. The site proposes 55 homes which would contribute to the housing needs of the district. The site has limited access to services and facilities with a convenience store, public house and football ground within 800m of the site. The site is beyond 800m of a primary school although there is a primary school within the village. The site is adjacent to West Newlands Industrial Estate, which could provide some employment opportunities. The site is beyond 5kms of a railway station, but within 800m of a bus service rated E- meaning it has a below average service. The site is sufficiently remote from all of the designated

nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. A scheduled monument is within 250m of the site which would require assessment. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution, but may be impacted by the adjacent industrial estate. The site is wholly greenfield and offers no opportunity for the redevelopment of previously developed land. The eastern edge of the site is adjacent to Newlands Industrial Estate, housing allocation SM2, St Ives Road Somersham is within 200m. As such the site has the opportunity to be integrated into the existing community to the east. To enable the development to be effectively masterplanned the development would have to consider Newlands Industrial Estate and the impact of this would have on future occupiers of the site including mitigation where necessary. Clear views into the site from the open countryside and existing public rights of way mean that some landscaping may be required to allow transition to the countryside. The site promoter proposes low density housing which would reflect its relationship with the countryside to the north. The site links to the village of Somersham, providing active travel solutions to encourage access to services and facilities.

Updates after initial appraisal

Yaxley 1: Eagle Business Park, phase 3, Broadway

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	+	The site promoter states that 'the scheme would be designed to minimise water and energy consumption and utilise low emission and recycled materials. Buildings could also be designed with installation of photovoltaic panels. Solar-gain would be maximised though the design and orientation of buildings.' It is unclear if these will go above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is present across 12% of the site area.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The majority of the site is located within flood zone 1 but its southern/eastern edge falls within flood zones 2 and 3a. This flooding is associated with the Pig Water drain which adjoins the southern/eastern edge of the site. There is some surface water flood risk across the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield with approximately 50% of the site classified as grade 1 agricultural land, the western and northern parts of the site are classified as grade 2 and 3.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1 km of a 10 ha area of natural green space and has some capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is located within the landscape and visual setting of the Great Fen so there is some potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the south eastern edge of Yaxley. It is proposed to be a third phase to the Eagle Business Park, an established employment area. The East Coast Mainline railway line forms a clear western edge to the site and separates it from the main residential elements of Yaxley. The site is in landscape terms in a very sensitive location being within the landscape and visual setting of the Great Fen with long rage views out across the Fenland landscape to the south. Development is likely to have significant landscape impacts on the flat Fenland landscape. The site promoter's potential capacity is low but when the constraints impacting the site are considered this is sufficient as it provides more land to potentially mitigate these constraints and incorporate a high quality employment development. These would be required in order to make any future development acceptable.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The East Coast Mainline runs to the west of the site which increases the risk from air, light and noise pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is just beyond 5km from Peterborough City Centre but is within 2.5km of a Co-Op food store located off Bentley Avenue as well as several other smaller convenience shops within Yaxley. As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	• Minimise the distance people need to travel to access education facilities?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m of the many leisure and cultural facilities within Yaxley, but as this scheme is seeking employment development, this is less crucial for the site's sustainability.
SA11	• Facilitate access to a range of employment opportunities?	++	The site adjoins the Eagle Business Park and the scheme proposes a third phase to it consisting of some 16ha of employment land. The site is also within 400m of Broadway Business Park in Yaxley. The site is within 3km of Peterborough South Logistics Park. It benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is just beyond 5km from Peterborough train station, the site is within two bus stops located along Broadway which are both rated as being C+ on the Place Based Carbon Calculator meaning there is a frequent service. The site proposes to extend the Falcon Way to provide a vehicular access into the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The scheme seeks to provide a third phase to the Eagle Business Park, the site promoter seeks to provide 35,000 sqm of commercial floor space. The planning application submitted on site specifies this as being use classes E (g) (i-iii), B2 & B8. Their supporting statement alongside the call for sites submission identifies that some 978 jobs could be created.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The scheme is proposed a third phase to the Eagle Business, as such it is located that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

Half of the site is the highest quality agricultural land (grade 1). It is constrained by flood risk along its eastern and southern edges. It is not constrained by heritage or nature conservation designations but it is within the landscape and visual setting of the Great Fen. The site has good accessibility to public transport options and could provide an extension to an established employment area located within one of Huntingdonshire's larger villages. As such subject to masterplanning the site could be integrated into the existing place and community. Noise pollution may be higher due to its proximity to the East Coast Mainline railway. The site is sensitively located and could give rise to significant landscape impact due to the flat and open nature of the fenland landscape. It would also further extend the built form of Yaxley into this landscape.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Local Service Villages

8.73 Sites within the Local Service Villages are:

- Abbots Ripton 1: Home Farm South
- Alconbury 1: South of Great North Road
- Alconbury 2: East of Globe Lane
- Bluntisham 1: South of Rectory Road
- Bluntisham 2: Land off 18 Holliday's Road
- Bluntisham 3: West of Colne Road
- Great Gransden 1: South of Caxton Road
- Great Staughton 1: East of B661, The Green
- Hemingford Abbots 1: The Lattenburys
- Houghton and Wyton 1: Ruddles Lane
- Needingworth 1: Giffords Park, East of B1040
- Needingworth 2: North of Bluntisham Road
- Offord D'Arcy 1: West of Graveley Road
- Offord Cluny 1: West of High Street and North of Dunstall Close
- Stilton 1: Rear of the Stilton Cheese Inn, North Street
- Stilton 2: Rear of 16 to 58 North Street

Abbots Ripton 1: Home Farm South

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building The site promoter proposes to redevelop and extend previously developed commercial land by providing units of between 110sqm and 270 sqm in size. This will provide some potential for reuse or recycling of existing land and buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is risk of flooding with climate change at 1 in 100 (Design Flood) on approximately 0.01% of the site.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Huntingdon (Godmanchester) water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Approximately 97% of the site is within flood zone 1, with flood zone 2 present and 2.90% within flood zone 3 (0.08ha). The site is at risk of medium surface water flood risk on approximately 0.63% of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	+	The site is part previously developed land and part greenfield land, some of which is in use for grazing. The north western quadrant of the site comprises a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment of previously developed land. The site is grade 3 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is wholly within 200m of 0.5 ha of natural green space according to Natural England's 'Access to Greenspace Standards'.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites. The site is located outside one of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site comprises three distinct but contiguous parcels of land, one enclosed by trees, including a line of established Elm trees running through the middle, another a field and the third comprises a single storey commercial building with car parking and a large agricultural building. Tree preservation orders and areas are located in the north and south of the site. Development would have limited external landscape impact however the presence of TPOs and established trees may mean that development could impact the ecology and biodiversity value of parts of the site. Due to its ecological and biodiversity value as species rich grassland (as noted by the site promoter) it would be recommended the parcel of land enclosed by trees, including a line of veteran Elm trees running through the middle

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			should be retained due to its uniqueness which contributes to the character of the area and ecological benefit. The proposed density is very low in keeping with the character of the village.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The site promoter notes that there is some visual and auditory distraction from the EastCoast Mainline passing roughly 500m to the west and actively used agricultural and commercial buildings. Mitigation from which may be required.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience shop. The site is within 800m of Abbots Ripton primary school. The site is within 800m of The Elm pub, Saint Andrews Church, a public park, a village hall and playing fields
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is approximately 2.5km from Alconbury Enterprise Zone where there are multiple concentrations of employment. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	--	The site is beyond 5km from a train station. It is within 800m from a bus service rated F on the Place Based Carbon Calculator meaning there is an occasional service. Measuring the potential access point along the B1090, the site is approximately 230m from a public footpath.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	++	The site promoter proposes to redevelop and add 510sqm gross floorspace of commercial property to the existing 340sqm, which would provide some enhanced employment opportunity for the area comprising units of between 110sqm and 270 sqm in size.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	++	Residential properties lie to the north; with the exclusion of the tree lined parcel of land in the east of the site, the site has the potential to be effectively masterplanned to become part of the existing community. Access could be achieved from a private access road that runs along the northern boundary of the site. Some of the site is previously developed land including a single storey commercial building with car parking and a large agricultural building providing some opportunities for redevelopment and enhancement.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, it does adjoin to Abbots Ripton Conservation area to the north and east which could be adversely impacted by the development.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

Most of the site is not restricted by fluvial flood risk, however flood zone 2 and 3 is present and minimal surface water flood risk which would require mitigation. The site is part previously developed land and part greenfield land providing some opportunities for redevelopment of previously developed land and enhancement of employment opportunities within the village. Some of the site is used for grazing. The site is grade 3 agricultural land. The site is of a size that could contribute to the housing needs of the district. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall, pub, church, public park and playing fields meaning local services and facilities would be accessible to future residents. The site is approximately 2.5km from Alconbury Enterprise Zone which could provide employment opportunities. Public transport options are limited at best. The site is remote from nature designations but is within 200m of 0.5 ha of natural green space. No heritage designations are affected, however landscaping and mitigation would be required to address the impact of the EastCoast Mainline and agricultural works. The site has the potential to be integrated with the existing village, but careful design and layout would be required to avoid detrimental impact on Tree Preservation Areas and Order**.** Due to its ecological and biodiversity value it would be recommended the parcel of land enclosed by trees, including a line of established Elm trees running through the middle should be retained due to its uniqueness which contributes to the character of the area.

Updates after initial appraisal

Alconbury 1: South of Great North Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	100% of the site in flood zone 1, approximately 7% of the site is at risk of medium surface water flooding
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	The site is wholly classified as non-agricultural, urban land.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	According to Natural England's 'Access to Greenspace Standards', the site is within 200m from 0.5 ha of natural green space.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing area, sitting south of Great North Road with residential properties situated to the west and north and agricultural buildings with an associated residential property to the east. The size of the site is in keeping with the residential properties to the west, however the amount of development proposed - 40 homes - may be higher than surrounding densities and would require assessment to ensure development fits in with the surrounding townscape.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The eastern edge of the site is within 200m of the A1 meaning future occupiers may be subjected to light, noise, odour or visual pollution which may require investigation. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen, which is currently proposed as residential, employment and or logistics/distribution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that would contribute to meeting the housing needs of the district.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	• Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Alconbury Church of England Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring form the site frontage on to Great North Road.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.
	• Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service. There is a pavement immediately opposite the site frontage onto Great North Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site promoter has put forward the potential for employment and or logistics/distribution uses which could form part of a mixed use development. The site therefore has the potential to provide some high or low density employment. However, it is more suited to residential development so a neutral score has been applied.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade to listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, there is a Grade II listed building immediately to the east of the site and two Grade II properties to the north west which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk and is at minimal risk of surface water flooding. The site is wholly greenfield land classified as 'urban'. he site has the opportunity to meet the housing need of the district and also suggests the potential for a mixed use element to the scheme including employment and/or logistics and distribution uses (although floorspace potential has not been provided). The site is beyond 5km of a town centre, but within 800m of a local convenience store, a primary school, pub, church, public park and sports and social club meaning local services and facilities would be accessible to future residents. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers, however the site has the opportunity to provide some employment land and therefore some additional employment opportunities. The site is within 800m of low frequency public transport meaning options are limited at best. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. Landscape impact would be minimal and focussed on the southern boundary, requiring mitigation. The presence of the A1 has the potential to cause light, noise odour or visual pollution. The site is not of a scale likely to cause substantial pollution, although this may be dependent on the final use chosen.

The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south and potential impact on a Grade to listed building to the East and two Grade II properties to the north west. It is not considered that logistics/distribution would be a compatible use with a small scale residential due to impact of noise, light and vibrational impact, employment use would have a lesser impact.

Updates after initial appraisal

Since the Land Availability Assessment was originally undertaken, the site's potential development use has been confirmed as residential rather than mixed use or employment. This does not significantly alter the SA but does mean SA13 would now have a neutral score.

Alconbury 2: East of Globe Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area.
	• Not contain, and be at least 200m from an air quality management area?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is immediately next to the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or surface water flood risk
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside one of Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing area, sitting south of residential properties at Lark Way. The density of the site is in keeping with residential development to the north. The site promoter proposes 74 homes. The site is exposed in the wider landscape to the west, east and south which would require mitigation. The site is of a size that is unlikely to have a significant impact on the landscape or townscape.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes 74 market and affordable homes. The site is over 1ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre but is within 800m of a local convenience store within Alconbury.
	• Minimise the distance people need to travel to access education facilities?	+	The site is approximately 1km from Alconbury Church of England Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	The site is within 800m of a public park, St Peter & Paul Anglican Church, Manor House Hotel and Pub and Alconbury Sports & Social Club measuring form the site frontage onto Globe Lane.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is approximately 3km from Alconbury Weald Enterprise Zone and Crossways Distribution Centre where there are multiple concentrations of employment.
	• Be in a location with high quality digital infrastructure?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The site benefits from superfast broadband in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station but is within 800m of bus service rated E- on the place based carbon calculator meaning there is an infrequent service. A pavement would need to be created to join the site frontage with the public footpath along Globe Lane.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets within the site. The nearby listed buildings to the north would be screened by the existing residential area and they therefore would unlikely be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings The site is predominantly classified as urban land with the remainder of the land on the western side being grade 2. It is in arable use. The site is of a size that could contribute to the housing needs of the district, The site promoter proposes 74 homes. The site is beyond 5km of a town centre, but within 800m of a local convenience store, public park, church, pub, sports and social club meaning local services and facilities would be accessible to future residents. The site is approximately 1KM from Alconbury Church of England Primary School. The site is within 3km of Alconbury Enterprise Zone and Crossways Distribution Centre providing the potential for employment opportunities for future occupiers. The site is within 800m of low frequency public transport meaning options are limited at best. The site is sufficiently remote from all of the designated nature sites and has limited capacity to enhance the existing blue or green infrastructure network. The site does not meet the criteria for Natural England's 'Access to Greenspace Standards' but does adjoin to the Doorstep Standard, meaning the site is close to 0.5ha of natural green space. The site does not impact upon heritage assets. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site relates well to the existing area, sitting south residential properties at Lark Way. The site is located as such that it could be effectively masterplanned to become part of the existing community. The site would need to address landscape impact to the south, east and west. Access from Globe Road would require confirmation, as a narrow lane, safety and transport impact would require assessment.

Updates after initial appraisal

Bluntisham 1: South of Rectory Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	The site is wholly within flood zone 1 but the southern quarter of the site is constrained by medium surface water flood risk.
SA4	• Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 3 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the settlement being located on the southern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts. In depth development along Rectory Road is not characteristic for this part of the settlement so frontage development or a close development focused within the northern half of the site may be more appropriate.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 250m of Budgens located at the Bluntisham Service Station. The site is just beyond 800m from St Helens Primary School. The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.
	• Be in a location with high quality digital infrastructure?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator. There is a pavement across the road from the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. In depth development up to the southern boundary of the site would not be characteristic so to ensure greater integration a frontage development along Rectory Road or close type development within the northern half of the site could be pursued.
SA16	• Impact on any heritage assets or their settings?	-	The site is adjacent to a conservation area and the grade II* Bluntisham House.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

This site is greenfield and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations nearby to the site but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is adjacent to a conservation area and the grade II* Bluntisham House. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport.

Updates after initial appraisal

Bluntisham 2: Land off 18 Holliday's Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly greenfield and partly previously developed. There is an existing property and equestrian structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely not to be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is partially within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 with some surface water flood risk in the north eastern part of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	+	The site is partly greenfield and partly previously developed land. Approximately two thirds of the site is classed as grade 3 agricultural land, however the north-western third of the site is classed as grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is just beyond 200m of a 0.5ha area of natural open space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The is within 250m of Berry Fen SSSI and within 2km of the Ouse Washes SPA/ SSSI. The scale of potential development is unlikely to result in significant impact on these sites. The site is partially located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the settlement being located on the eastern edge of Bluntisham in close proximity to key village services. The site adds to the generally more rural nature of the settlement along Rectory Road, this is extenuated by its current equestrian use. The proposed capacity would make an efficient use of land when considering the surrounding lower forms of density in the village within its immediate vicinity. The site is however located in a sensitive location and development could have landscape impacts as well as impact the setting of a heritage asset. Its southern edge has established trees running along it and a fence line defines its western

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			edge. It is more open on its eastern and northern edge, as such development would be visible from public rights of way to the north and east of the site.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre and is approximately within 800m of Budgens located at the Bluntisham Service Station. The site is just beyond 800m from St Helens Primary School. The site is within 800m of the Baptist Church, St Marys Church, the White Swan Public House, Bluntisham service station, Bluntisham Village Hall and playing pitches.
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives. Ultrafast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site's frontage onto Holliday's Road is adjacent to a bus stop which is rated D- on the Place Based Carbon Calculator. Pavements run adjacent to the site along Holliday's Road and Rectory Road (AA123).
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site can be effectively masterplanned so that development can be integrated into the existing place and community. This will require effective landscaping, sustainable drainage and sensitive design reflecting its proximity to heritage assets. Development may require the demolition of the existing property on Holliday's Road to enable a sufficient access to the site.
SA16	• Impact on any heritage assets or their settings?	-	The Grade I Listed St Mary's Church is located approximately 50m south of the site. Development could negatively impact on the setting of St Mary's Church given the proximity between the site and this heritage asset.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

This site is partly greenfield and partly previously developed land and classified as grade 3 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. It is within 1km of Berry Fen SSSI and within 2km of the Ouse Washes SPA/SSSI and it is partially located within the Great Ouse Valley Green Infrastructure Priority Area. The scale of potential development is unlikely to result in significant impact on these sites. The site is adjacent to the grade I listed St Mary's Church, the setting of which is likely to be impacted by proposals. It is located on the eastern edge of Bluntisham. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport and public footpaths along Hollidays' Road and Rectory Road.

Updates after initial appraisal

Bluntisham 3: West of Colne Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly within flood zone 1 but there is recorded risk from surface water flooding along the site's frontage along Colne Road and along the southern edge of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield and wholly classified as grade 2 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact. It is however within 1km of Berry Fen SSSI. Development may require assessment on recreational impact on nearby SSSI The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the northern edge of Bluntisham and therefore relates well to the settlement.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity for the site is low and includes land for car parking to be used by staff from St Helens Primary School and large amounts of open space. The location of the open space provides a soft landscape edge and a transition from residential development into the countryside. This will help to reinforce the landscape and townscape character of the settlement.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is promoted for market and/or affordable homes. The site is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km from a town centre and is approximately 1,200m of Budgens located at the Bluntisham Service Station. The site opposite to St Helens Primary School. The site is within 800m of Bluntisham Village Hall and playing pitches, the Baptist Church, the White Swan Public House. It is just beyond 800m from other facilities such as St Marys Church and Bluntisham service station.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 3km of the Earith Business Park and about 5km from the Somersham Road Industrial Area, the Needingworth Industrial Estate, the Compass Point Business Park and Parsons Green Industrial Park located on the edge of St Ives.
	• Be in a location with high quality digital infrastructure?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Ultrafast broadband is available in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of several bus stops along Rectory Road, East Street, the High Street and St Mary's Close, the highest rated is D on the Place Based Carbon Calculator. There is a pavement along the site's frontage on Colne Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site could be masterplanned so that it could become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

This site is greenfield and classified as grade 2 agricultural land. It is within flood zone 1 and constrained by some surface water flood risk. There are no nature conservation designations or heritage assets within the site's immediate vicinity. Development may require assessment on recreational impact on nearby SSSI. The site is well served in terms of access to local services and facilities, primary education and employment opportunities within Earith and St Ives. It is also served by public transport. The site relates very well to the existing settlement being located on its northern edge with direct links to Colne Road.

Updates after initial appraisal

Great Gransden 1: South of Caxton Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 but and there is only a small patch of recorded surface water flood risk within the southern part of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?		The site is greenfield land grade 2 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located between the Sand Road Industrial Estate and the recreation ground and football pitches. The site while physically being detached form the main built form of the settlement, very much relates to the settlement as a result of the surrounding uses. The site promoter has submitted the site for either residential development or employment development. They state that it is the preference of the landowners to develop the site for housing but could provide employment as a fall back position.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacities for the site would be an efficient use of land. However, considering the proximity to the industrial estate and that such large cluster of residential properties would be out of character with the pattern of development within Great Gransden, employment uses should be considered in more detail for this site.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration on future occupiers. Employment uses on this site would have a lesser impact.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	If residential development was pursued the site could provide a mix of market and/or affordable homes. The site is over 1ha in size. If employment uses were pursued, this would not add to the housing supply.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site over 5km from St Neots town centre but it is within 800m of Gransden Food and Wine. The site is also within 800m of Barnabas Oley Church of England Primary School. If employment development is pursued, the consideration of primary education would not be relevant. The site is within 800m of several leisure and cultural facilities such as sports pitches, bowls lawn, MUGA and the Reading Room. It is just over 800m of St Bartholomew's Church.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA11	• Facilitate access to a range of employment opportunities?	++	The site adjoins the Sand Road Industrial Estate and is approximately 200m from the Hardwicke Industrial Estate. If employment development is pursued over residential or a mixture of the two is provided, the site could provide some modest mixed commercial floorspace and expand the existing industrial estate. Superfast broadband is available within the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	-	The site is located approximately 10km from St Neots train station. The site is within 800m of bus stops along Fox Street, this stop is rated F+ on the Place Based Carbon Calculator meaning a bus service is infrequent. There is no footpath connection between the site and the main village along Sand Road but there is a footpath along Caxton Road opposite the site which could provide a connection.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	If employment uses are pursued over residential, the site could provide an extension to an existing industrial estate and some 1.8ha of employment land. The site promoter states that mixed commercial could be provided, the details of which are not provided so it is estimated that there could be modest job growth.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment?	+	The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?		proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

Summary of SA

The site is somewhat detached from the main built form, it currently adjoins the Sand Road Industrial Estate and recreation ground so does still very much relate to the settlement. It is a greenfield site classified as grade 2 agricultural land. It is within walking distance of primary education, leisure and cultural facilities and natural greenspace. It adjoins an existing industrial estate and could provide an opportunity to expand it providing greater diversity in employment options within the settlement. It is not constrained by flood risk, nature conservation designations or by heritage. The site is not well served by public transport options so if services are needed that are outside of the village then trips are likely to be made using private car. The compatibility of uses with large scale residential adjacent to Sand Road industrial estate may present multiple amenity issues in relation to transport movements, noise and vibration. It is considered that the proposed residential use may present difficulties with integration with the existing uses. Greater opportunities for this integration are to be had if employment uses were pursued on site rather than residential. The site is located such that it can be effectively masterplanned to become part of the existing place and community.

Updates after initial appraisal

Great Staughton 1: East of B661, The Green

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Not contain, and be at least 200m from an air quality management area?		The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?		
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Kimbolton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is some risk of surface water flooding across the site particularly along the site's northern and southern boundaries.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?		The site is greenfield land grade 3 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the northernmost edge of the village. It adjoins residential development at Jewell Close. The site relates reasonably well to the settlement and would see a continuation of the form of recent development along The Green. The site is connected via footpath to the main village along the B661. The site would require sustainable drainage and landscaping to soften its development edge and mitigate against surface water flood risk. The proposed capacity would make an efficient use of land and be consistent with surrounding densities.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes. The site is 0.9 ha in size and so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Neots which is in excess of 5km from the site. The village does not have its own convenience store.
	• Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Staughton Primary Academy.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities such as the recreation ground and tennis courts, village hall and the White Hart public house. St Andrew's Church is a little beyond 800m from the site.
SA11	• Facilitate access to a range of employment opportunities?	-	The site is not located near to concentrations of employment opportunities. The site is about 3km from the Airfield Industrial Estate at Little Staughton and is just over 5km from concentrations at the Bicton and Harvard Industrial Estates and employment opportunities at Kimbolton Preparatory and Senior schools. Superfast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	-	The site is located over 5km from St Neots railway station. The site is within 800m of several bus stops, the highest being ranked E on the Place Based Carbon Calculator meaning that there is an infrequent bus service. A pavement adjoins the site frontage which leads into the village.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal Is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	The site is adjacent to a grade II listed building at its far eastern end.

Summary of SA

The site relates well to the existing built form of Great Staughton and would see a continuation of recent development along The Green. It is constrained somewhat by surface water flood risk and is adjacent to a listed building. It is not constrained by nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. It is remote from natural greenspace but within 800m of the recreation ground and tennis courts. It is also within 800m of other leisure and cultural facilities as well as a bus stop. It is remote from employment opportunities, its lack of public transport may reinforce a reliance on car travel.

Updates after initial appraisal

Hemingford Abbots 1: The Lattenburys

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	++	The site promoter has advised of their aspiration to introduce a low carbon community heat network with both of the village areas having their own heat distribution hub providing decentralised locally sourced heating and hot water. Best practice is proposed in relation to construction techniques and materials. The site promoters are also
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			advocating establishment of a sustainable transport corridor along a section of the A1307 to provide public transport and active travel connections towards Huntingdon. A green infrastructure network is proposed within the scheme integration biodiversity alongside facilities such as a country park. The Great Ouse green infrastructure priority area extends into the northern part of the site. Development of a green infrastructure network within the site could enhance this as well as supporting connections to Littlebury Meadows county wildlife site which lies just to the west of the site.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The risk of fluvial flooding even accounting for predicted climate change is very low on the site. The proposal will include open space provision and green infrastructure which could help to contribute towards supporting habitats at a localised scale adapt to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?		
SA3	• Maintain and where possible improve the quality and availability of water resources?		Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site promoter is exploring a joint venture arrangement with Anglian Water for foul water disposal to connect directly to Huntingdon waste water treatment works. Installation of pre-treatment plants is also proposed to reduce the need for additional discharge permits into the River Great Ouse.
	• Minimise the risk of flooding from all sources?	+	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			Whilst fluvial flood risk is very low surface water flood risk will require some mitigation. A level 2 SFRA is required to demonstrate the detailed impacts and requirements. Given the scale of the site it is anticipated that there will be ample opportunities to manage and mitigate the level of flood risk.
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?	--	The site is predominantly greenfield agricultural land so would have little impact on use of previously developed land. It is classified as grade 2 agricultural land.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	--	
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	++	The northern part of the site is within Natural England's access to natural greenspace standards for having a space of at least 20ha within 2kms. It is also generally within reasonable proximity of the open spaces along the Ouse Valley corridor. As much of the site is greenfield agricultural land it includes a series of established hedgerows and tree belts which could form the basis for opportunities for further provision. Current strategic blue and green infrastructure networks are not expected to be compromised by development of this site nor their future extension or improvement inhibited, as these are more likely to be focused directly within the Great Ouse Valley river corridor and its associated flood meadows.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	++	
SA6	• Protect sites of designated biodiversity or geodiversity significance?	++	There are no designated sites of biodiversity or geodiversity value within the site. However, a county wildlife site, Littlebury Meadows, is situated just to the west of the site. Inclusion of a country park and green infrastructure network within the site may assist with
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			connectivity to biodiversity assets within the Ouse Valley green infrastructure priority area. There are no tree preservation orders within the site.
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics? • Reinforce local distinctiveness and a sense of place?	+	The majority of the site lies within the South east Claylands landscape character area which is typified by a gently undulating landform of which the ridge running through the central part of this site is a typical feature. Established hedgerows are common in the character area of which there are many both within and surrounding the site. The layout of any future development could build on these as an established local feature contributing to provision of an established character within the new community. The northern edge of the site falls within the Ouse Valley landscape character area which focuses on the blue and green corridor associated with the river. The site is peripheral to this area and is cut off from it by the A1307. There are limited opportunities for the proposal to reinforce local distinctiveness as it has little relationship to existing settlements. The green infrastructure network could contribute to reinforcing the distinctive character of the wider Ouse Valley area and the open nature of the countryside of the south east claylands. As a new community the masterplan would need to create a sense of place and identity of its own.
SA8	• Promote actions to reduce contributions to air pollution? • Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment	+	The proposed masterplan places a strong emphasis on promotion of active travel and public transport options connected by on-site mobility hubs to facilitate interchange between these modes. A potential sustainable travel corridor along the route of the A1307 is also promoted. These would all have the potential to reduce contributions to air pollution relative to the scale of development proposed.

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The site is bounded by major highways to north and south so is already exposed to light and noise pollution. Development on the raised central portion of the site could lead to light pollution impacting on settlements further afield. The illustrative masterplan focuses development away from this area to reduce this impact.
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	++	The site is located in close proximity to Huntingdon, St Ives and Godmanchester and development could contribute to meeting the needs of current and future residents and businesses in the local area. It is also accessible to the A1307 and A1198 routes which could offer access to Cambridge and other major employment locations although sustainable travel options are currently limited. In terms of market demand and meeting community needs the site is located within the Godmanchester and Hemingford Abbots ward of the district. Analysis of average house prices per square metre by ward using data from Hometrack for April to September 2023 shows this ward as the thirteenth most expensive of the 26 wards in the district indicating it is at the mid-point of market demand and average costs for people looking to purchase homes in the locality relative to the district as a whole. Rental data for October 2022 to October 2023 indicates this ward as the fifth most expensive for renting a 3-bedroom home. Together these help to indicate that delivering new homes on this site would facilitate delivery in a sustainable location that would meet the community's needs.
SA10	• Support and enhance the more deprived areas of the district?	N	The site is situated within the Godmanchester and Hemingford Abbots ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 10 (where 1 is most deprived and 10 is least deprived). This indicates that the area
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			experiences little deprivation so although development has potential to assist through provision of additional employment, education, skills and training and reducing barriers of housing and services these are not a priority in the local area. Social and community facilities would be expected to be included on site as part of the development. However, the site is within 5 kms of Huntingdon town centre and 7 kms of St Ives town centre when measured by road from the central point of the frontage onto the A1307 and slightly closer to St Ives town centre by active travel routes offering potential to enhance usage of services and facilities in these town centres. There are no publicly accessible local scale leisure or cultural facilities within 800m of any part of the site boundary.
SA11	• Contribute to regeneration activities?	++	The site would not contribute to regeneration activities being wholly greenfield land. The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. As with all major scale strategic sites development would also contribute to economic opportunities in the district through construction and associated trades for the duration of its delivery. there is no indication of the nature of employment proposed other than that it aims to contribute to a balanced and resilient economy.
	• Enhance and diversify economic opportunities with the district?	+	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	Several public rights of way skirt the site but currently offer limited practical linkages. Public transport services currently use the A1198 connecting Huntingdon to Cambourne and onto Cambridge and opportunities could be taken to divert and enhance these services. The site promoter's vision document places a strong emphasis on

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			public transport and promotes a sustainable travel corridor along the A1307 although engagement would be needed with Cambridgeshire County council to demonstrate the feasibility of this.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy? • Contribute to a balanced portfolio of employment land in sustainable locations throughout the district? • Support retention and growth of indigenous companies? • Encourage sustainable tourism?	+	The site promoter proposes inclusion of a 6 ha employment area within the site along with community spaces supporting co-working. A strong emphasis is also placed on supporting home working. The scale of employment land would have potential to support retention and growth of indigenous companies. Sustainable tourism opportunities are unlikely.
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	+	The site would be expected to include local scale shopping facilities to help future occupants meet day to day needs using active travel. It is in relatively close proximity to the existing town centres of both Huntingdon (5kms) and St Ives (7kms). The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of the existing town centres.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	N	The land currently has a largely agricultural character with its sense of place being that of the open countryside situated between key elements of the highway network. Development would alter the local character of the site and any scheme would need to create a wholly new sense of place. Development would be visible in long distance views from parts of the Hemingfords; the design and layout of any scheme would need to balance impact on these with facilitating long distance views that help to connect it to the surrounding area.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There is only one listed property within the site which directly faces onto the A1307 which impacts on its setting. Given the frequency of archaeological finds in the wider area related to Roman roads in particular there is potential for additional archaeological discoveries which could enhance understanding of the area's historic value.

Summary of SA

The site is predominantly greenfield agricultural land at minimal risk of flooding. It has a distinctive landform typical of the character of the area with a central ridge of higher land influencing the character of the site and its relationship with the wider area. The proposed scheme is promoted with strong environmental credentials targeted at minimising the impact on climate change of any development scheme and promoting its resilience to unavoidable impacts. It is located with reasonable proximity to both Huntingdon and St Ives in an area of relatively strong market demand and low deprivation. The proposed mix of uses would contribute to provision of social and community facilities as well as housing. Employment provision, including that for home and co-working, is also included to reduce the need to travel. Strong active and public transport proposals are also promoted although their feasibility will need further exploration. Development would have some impact on landscape character but the site is bounded on three sides by existing highways which provide a degree of separation from the wider landscape at least at the local level. Any schemes would need to incorporate longer distance views into the layout to assist with integration into the surrounding area. The site has potential to link into the Ouse Valley green infrastructure priority area and promote additional habitat connectivity.

Updates after initial appraisal

Houghton and Wyton 1: Ruddles Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	++	The proposed use for the site is a solar farm.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Not contain, and be at least 200m from an air quality management area?	+	The site is not impacted by an air quality management area. The site is a greenfield site. There is no potential to reuse some materials or buildings.
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is entirely for renewable energy generation.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	Half of the site is located within the Wyton water recycling area catchment. Wyton WRA has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The type of development is unlikely to require significant new or upgraded infrastructure waste water infrastructure to support development. The majority of the site is located within flood zone 1, the southern third of the site is however in flood zones 2 and 3a.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	Approximately half of the site is classified as grade 2 agricultural land and the other half being grade 3. The site is greenfield land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern edge of the site is within 200m of a 0.5ha area of natural green space and the southern edge is within 1km of a 10ha area of natural green space. It is within the Great Ouse Valley Green Infrastructure Area so has some capacity for linkages to the strategic green infrastructure network.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is approximately 1km from the Grafham Water SSSI and is within 200m of the Grassland at the Vicarage County Wildlife Site and the Diddington Wood County Wildlife Site. The site is located within the Great Ouse Valley Green Infrastructure Areas so there is potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	It is broadly 'L' shaped located between Wyton on the Hill and Houghton and Wyton. The site does not immediately adjoin any build development but is located in close proximity to residential and community development in both of these settlements. Its southern edge benefits from more substantial trees and hedgerows whereas its eastern boundary is much more open. The lowest part of the site is its southern edge which is some 25m lower than its northern edge which provides enhanced opportunities for solar panels, it also increases the potential landscape and visual impact of them particularly viewing the site form the south. It is in a sensitive location being within the Great Ouse Valley landscape. The proposed scale of the solar farm is fairly substantial at 28ha which means additional landscaping may be required as well as enhanced opportunities for the integration of biodiversity net gain opportunities. To assess this impact a landscape and visual impact assessment should accompany any application.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	Even though the site is located along the A1 so there is an increased likelihood of noise, light and visual pollution, however considering the nature of the proposal, it is unlikely this will lead to a detrimental impact.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	N	Renewable energy provision will not contribute towards housing supply.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	N	The proposed use is for a solar farm so access to convenience stores, primary education and leisure and cultural facilities are not relevant.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	N	The proposed use is for a solar farm so access to employment centres is not relevant Superfast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	+	The site is over 5km from Huntingdon railway station. There is a bus stop adjacent to the northern edge of the site along Sawtry Way which is rated B+ on the Place Based Carbon Calculator meaning there is a frequent service. There is no footpath access to the site but a connection could be made to the site. due to the nature of the proposal, this is less critical.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposed use of the site is as a solar farm so will not create new or enhanced employment or tourist facilities and opportunities.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The enclosed nature of the site means that solar panels could be integrated into the landscape subject to landscaping and flood mitigation.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

Summary of SA

The site has been put forward for a solar farm. It is a fairly large site being some 28ha located in a sensitive location within the Great Ouse Valley landscape. It is located between Wyton on the Hill and Houghton and Wyton and has a close relationship to the open countryside. This means that the impact on existing communities is limited but the impact on the landscape could be more significant, however landscape and ecological assessments will be required and there could be opportunities to incorporate biodiversity net gain opportunities . It is largely within flood zone 1 but does have an increased risk of fluvial flood risk in the southern part of the site. The site has limited accessibility by sustainable modes of transport so it is likely that anyone who needs to access the site will use a car.

Updates after initial appraisal

Needingworth 1: Giffords Park, East of B1040

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	+	The submitted Vision document states that all homes will be built to the Future Homes Standard, considering the potential delivery of the site this would meet the anticipated Building Regulations requirements at the time. The masterplan for the site shows that there will an on site solar farm located in the north west corner of the site. The Carbon Reduction Strategy sets out a series of carbon reduction principles outlining how the proposed development will reduce carbon. This includes circular economy processes, reducing the need to travel via vehicles, in construction, incorporation of renewable energy technologies, sustainable drainage and design. The site is not impacted by an air quality management area. The site is greenfield land with several existing structures on site relating to its current agricultural use, considering the proposal for the site, it is unlikely that they will be reused within the development.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is about 16% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the St Ives water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. Most of the site is within flood zone 1 but there are areas within flood zones 2 and 3a particularly on its western edge and towards the centre of the site as well as an area in the north east of the site. A very large proportion of the centre of the site is constrained by surface water flood risk as is the southern edge along the A1123.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land. The submitted Soils and Agricultural document identifies that 58% of the site comprises grade 3a agricultural land with 42% of the site being classified as grade 3b.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The northern most edge of the site is located within 200m of a 0.5 ha area of greenspace so it is not particularly well connected to existing areas of greenspace, however, it is proposed that the development will provide land for a central park, open space, sport and recreation, and allotments. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located within Holywell-cum-Needingworth parish but it relates much more closely with St Ives being located on its eastern edge where it adjoins the Somersham Road Industrial Estate and Compass Business Park established employment areas. The site extends into the countryside boarding St Ives Golf Club to the east. The Vision document indicates that the proposed development will include large amounts of green infrastructure with some 52% of the site dedicated to green infrastructure. This is located throughout the development but concentrated in parts of the site that are at risk from

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			fluvial and surface water flood risk. This green infrastructure will also assist in reducing the sense of coalescence between S Ives and Needingworth and provide a softer development edge. The masterplan submitted shows the extend of the green infrastructure and indicative location of non-residential and residential uses. The indicative residential parcels will include some 1,750 homes which would make an efficient use of land. The proposed development is mixed use providing some services that can meet the daily needs of most residents. It is located in walking/cycling distance to existing employment development and the town centre, therefore development can also play a role in reinforcing these areas and increasing their longer term vitality. Access is however a fundamental constraint to development and assessment will be required to ascertain if the level of additional traffic movements arising from the proposed development can be accommodated on the road network.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is bounded on its southern boundary by the A1123 and by the Somersham Road Industrial Estate to the west, therefore there is an increased likelihood of noise, light and visual pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and is of a scale to provide a mix of housing types and tenures. The site is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 2km of St Ives town centre and is within 400m of Morrisons supermarket.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access education facilities?	++	There are three existing primary primary/ junior schools within St Ives which are all just over 1.5kmfrom the site. The proposed development is however has capacity for at least 1,000 dwellings and seeks to include a primary school. The site being located on the eastern edge of St Ives means it is not within 800m of the numerous leisure and community facilities within St Ives, it is however within 800m of the Marsh Harrier Public House. The proposed development will provide some additional leisure and cultural facilities to serve residents including sports and recreational facilities and a local centre.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	++	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is adjacent to the Somersham Road Industrial Area and the Compass Point Business Park. It is also within 1.5km of the Parsons Green Industrial Park and the Needingworth Industrial Estate. The proposed development also seeks to provide 4.2ha of land for a mixed use local centre including retail/employment/health uses. Superfast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	+	The site is in excess of Huntingdon railway station but is within 800m of several bus stops. The highest rated is outside of Morrisons, rated C+ on the Place Based Carbon Calculator. The site is approximately a 20 minute walk to the town centre where the guided bus route to Cambridge can be taken, from the stop at Morrisons buses can be taken to the town centre as well. A footpath runs along the site's frontage along the A1123.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The proposed development will generate some employment through the delivery of a care home and 4.2ha of land for a mixed use local centre including retail/employment/health uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	++	The proposal seeks to include land for a local centre which will include retail/employment/health uses. The site is also located within walking distance and public transport routes to St Ives town centre enabling new residents to support existing shops and services within the town centre.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located on the eastern edge of St Ives adjacent to existing established employment development. Subject to detailed masterplanning and an assessment of the access and transport capacity to accommodate development, the site could be designed so that it effectively integrated with the existing place and community.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or within the immediate vicinity. However the submitted Heritage Desk-Based Assessment concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner.

Summary of SA

The site could provide a strategic scale extension to the town of St Ives. It is located on the eastern edge of St Ives adjacent to existing established employment areas. It has good access to services and facilities within the town but is of a scale to also provide additional services and facilities such as small scale retail, employment and health uses as well as a primary school. It has good connectivity to public transport options including the guided busway to Cambridge. It is not constrained by nature conservation designations or by heritage assets but it is located within the Great Ouse Valley Green Infrastructure Priority Area. The site is constrained by both fluvial and surface water flood risk.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Needingworth 2: North of Bluntisham Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is likely to be less than 20% risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Needingworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. It is largely within flood zone 1, some of the western most field is constrained by fluvial flooding, approximately 4ha is within flood zone 3b with a further 1.5ha in flood zone 2. There are pockets of surface water flood risk within the site, including surface water flood risk along its northern edge along the A1123 (Needingworth Road) which runs into the centre of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land with the northern edge and eastern third of the site being classified as grade 3 agricultural land with the remainder of the site being grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Great Ouse Valley Green Infrastructure Priority Area so it has some capacity for linkages to the strategic green infrastructure network.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located to the north west of Needingworth. It consists of two site submissions combined to provide wider opportunities for a comprehensive development of the northern part of the village. It relates well to the settlement being located on its northern edge adjoining residential development on its southern edge. The A1123 forms a strong northern edge to the site enclosing it meaning the site relates more closely to the settlement than the open countryside. It is a large site which will have an impact on the character and rural northern edge of the village. Access into the site is a constraint as is providing sufficient links into the village, there are two public right of way that can be utilised but these will require masterplanning. The proposed capacity of 290 homes and some community retail uses on 35ha of land is very low density but some land is inappropriate for built development due it being at risk from fluvial flooding. It also provides opportunities for enhanced landscaping and open space provision in this part of the village.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proximity of the site in relation to the A1123 may give rise to additional levels of air, noise and visual pollution which may require mitigation.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for market and/or affordable homes and is of a scale that could provide over 100 homes and therefore a mix of tenures, sizes and types of housing.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of St Ives town centre. Taking a measurement from Meeting Lane on the eastern side of the site, the site is about 400m of One Stop located along the High Street. It is about 1,000m from Holywell Church of England Primary School. The site is within 800m of the Baptist Chapel, Village Hall, allotments, the Queens Head Public House and bowling green, and recreation ground. The site is within 800m of the Baptist Chapel, Village Hall, the Queens Head Public House and bowling green and recreation ground.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 1.5km of the Needingworth Industrial Estate and the Compass Point Business Park located on the edge of St Ives. It is within 2km of Somersham Road Industrial Area and the Parsons Green Industrial Park. Ultrafast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is in excess of 5km from Huntingdon and St Neots railway stations. It is however located within 800m of several bus stops located along Church Street and the High Street. The highest rated bus stops are rated D on the Place Based Carbon Calculator. There is no direct footpath connection to the site, however two public rights of way run through the site providing connections.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	++	The proposal supports provision of additional retail facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is located to the north of the main built form. It partially adjoins existing residential development but integration could be challenging unless access into the site and links to village services are enhanced. The location of the site means that development could be effectively masterplanned to integrate with the existing place and community however, the proposed scale and mix of uses will require careful design considerations to minimise impacts on the character of the settlement and also the local transport network.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby that would be significantly impacted by the proposal.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is not constrained by fluvial flood risk, nature conservation designation or by heritage assets but is located within the Great Ouse Valley Green Infrastructure Priority Area. It is somewhat constrained by surface water flood risk and fluvial flood risk is present on the western third of the site which is functional flood plain and cannot be used for built development. The site is well served in terms of access to community services and facilities, primary education, public transport via bus travel and employment opportunities. The site is located on the northern edge of the settlement adjoining the northern edge of the existing built form and could see the limits of the village extended up to the A1123. As such development has the potential to be masterplanned so that it integrates with the existing place and community but this would be subject to design considerations incorporating sustainable drainage and mitigation against noise from the A1123. It will also require assessment on access provision and traffic levels arising from residential and potential community retail uses.

Updates after initial appraisal

Offord D'Arcy 1: West of Graveley Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is entirely within flood zone 1, with minimal medium surface water flood risk from surface water on approximately 5% of the site in association with field boundaries and drainage.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?		The site is wholly greenfield land with no existing structures. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' but has capacity for 1.34 ha of natural, green or open spaces to be included within the site. It has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site relates well to the existing settlement sitting immediately south of residential properties within Offord D'Arcy, the site is screened by existing trees and hedgerow from the open

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			countryside to the south, creating a natural barrier meaning landscape impact would be limited if they were retained. The density proposed reflects its edge of settlement location.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes and possible custom and self build homes. The site is over 1ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is beyond 5km of a town centre, 2.5km from a freestanding supermarket and approximately 1.1 km from a local convenience store measuring from the site frontage onto Gravely Road. The site is approximately 1km of Offord Primary School. The site is within 800m of playing fields, The Horseshoe Inn pub, and St Peters Church
	• Minimise the distance people need to travel to access education facilities?	+	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources. The site benefits from superfast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. There is a pavement that runs along the site frontage directly opposite the site.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site sits immediately south of residential development and has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site. The listed buildings north of the site are separated by an existing built up area and therefore it is unlikely the development would negatively impact their setting.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. Approximately half of the site to the west is grade 3 agricultural land with the remaining land grade 2. The site is wholly greenfield agricultural land. The site is beyond 5km of a town centre, access to a local convenience store is within 1.1km and a primary school 1km, the site is within 800m of a pub, church and recreation ground meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site adjoins to Natural Cambridgeshire's Green Infrastructure Priority Area and has some capacity to contribute to improvements in habitat connectivity. Landscape impact would be minimal and no heritage designations are affected. The site is of a size that could contribute to the housing needs of the district. The site has the opportunity through masterplanning to be integrated with the residential development to the north through the provision of extended pavements ensuring safety of pedestrians. The site has little relationship to the countryside to the south as it is substantially screened with trees and hedgerow. The design, layout of the site and elevations would require consideration of chalet bungalows to the north to avoid overbearing.

Updates after initial appraisal

Offord Cluny 1: West of High Street and North of Dunstall Close

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site falls within the Buckden water recycling area catchment which has more than 10% of the the flow permit remaining after existing committed growth allowing opportunities to accommodate new development. The site is not constrained by flood risk, approximately 10% of the site is at medium risk of surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land with no existing structures.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	The site is wholly grade 3 agricultural land.
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards (ANGSt)' and has limited capacity for linkages to the existing green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site adjoins Natural Cambridgeshire's Green Infrastructure Priority Area but has limited capacity to contribute towards improvements in habitat connectivity due to being separated by the railway line.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	Residential ribbon development sits to the east of the site across the High Street/B1043 and residential development bounds the southern edge. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village, with the northern edge commencing at the entrance to the village, 30 mile speed limit and traffic calming measures. The the A14 can

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			be clearly seen in the distance, but transitions into the landscape through landscape interventions. The site proposes low density development would be in keeping with the village character.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site abuts the East Coast Mainline railway on its western edge meaning future occupants of the site will be subject to light, noise, air and vibrational pollution, this will influence the layout of the site and mitigation measures would be required.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site is of a size that could contribute to the housing needs of the district. The site promoter proposes market and affordable homes. The site is over 1ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km from a town centre but is within 800m from a local convenience store.
	• Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Offord Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	Measuring from the site frontage onto High Street, the site is within 800m of culture and leisure facilities, including, Offord Village hall and All Saints Church.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from large scale concentrations of employment but is within 1.5km from Greenewable Park in Offord Cluny which has a range of employment sources.
	• Be in a location with high quality digital infrastructure?	+	The site benefits from superfast broadband in the vicinity.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is beyond 5km of a train station. It is within 800m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an occasional service. The site benefits from a public footpath directly opposite the site frontage on High Street Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site's location within the gateway to the village and the presence of residential development to the south and east imply that there is opportunity for the site to be effectively masterplanned to become part of the existing place and community. The transport impacts on the village due to increased population would require assessment to ensure safety.
SA16	• Impact on any heritage assets or their settings?	-	There are no designated heritage assets within the site. However, the site adjoins to a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is not constrained by fluvial flood risk and minimal surface water flood risk is present on site. The site is wholly grade 3 agricultural land. The site is beyond 5km of a town centre, however it is within 800m of a local convenience store, a primary school, village hall and church meaning some local services and facilities would be accessible to future residents. The site is distant from large scale concentrations of employment but is within 1.5km of Greenewable Park in Offord Cluny which presents small scale employment opportunities. Public transport options are limited at best. The site is remote from any natural green space according to the Natural England 'Access to Green Space Standards and has no capacity for linkages to the existing green or blue infrastructure network. The site has a strong relationship to the countryside, but also a close relationship with the residential element of the village. The site is of a size that could contribute to the housing needs of the district. The site would require careful masterplanning to integrate development with the existing village and avoid detrimental impact to the setting of the conservation area and nearby listed buildings. Low density development would be required to compliment the character of the village. The transport impacts on the village due to increased population would require assessment to ensure safety and strategic landscaping would be required to transition to the open countryside. Impacts on residents as a result of the railway line would require mitigation.

Updates after initial appraisal

Stilton 1: Rear of the Stilton Cheese Inn, North Street

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is partly greenfield land and partly previously developed land. There are some outbuildings formerly used as visitor accommodation, parking and open space formerly associated with public house so there is some potential for the reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 with a small amount of surface water flood risk in the south eastern corner of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?		The site is partly greenfield but is wholly classified as urban land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is centrally located within the built form of Stilton. The site includes land rear of the former Stilton Cheese Inn. Development would result in a densification of the site which will need to

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			sympathetically reinforce the townscape of Stilton and its character and consider its impacts on designated heritage assets, there is also a protected tree within the site. The proposed capacity of the site is for 5 to 7 homes which is very low density but this allows for greater opportunities to incorporate landscaping and open space that can provide a higher quality form of development consistent with surrounding development.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is proposed for market and/or affordable housing. The site is 0.44ha in size so would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. The site is 200m of the Nisa Local located on Church Street.
	• Minimise the distance people need to travel to access education facilities?	++	The site is about 500m of Stilton Church of England Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	It is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is just beyond 800m of the Stilton Pavilion and Communtiy Centre and playing fields.
SA11	• Facilitate access to a range of employment opportunities?		The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development.
	• Be in a location with high quality digital infrastructure?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			It benefits from ultrafast broadband in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations. The site is adjacent to two bus stops, these are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement running along the site's frontage along North Street.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	The western half of the site is located within the conservation area and it adjoins the grade II listed 24 North Street (Stilton Cheese Inn). The site includes the curtilage of The Stilton Cheese Inn - a grade II listed building from the late 17th early 18th century. Within the site sits associated outbuildings associated with the former

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land which is currently associated with the former Stilton Cheese Inn. It is not constrained by nature conservation designations. It is however partially within a conservation area and within the setting of the Cheese Inn which is listed. Within the site sits associated outbuildings associated with the former coaching inn use. Development on this site could impact the setting of the listed building. However, due to the significant hardstanding fronting North Street and the current state and setting of the listed building and associated buildings, there is opportunity to provide benefit by enhancing the setting of these buildings. Development would be required to mitigate the impact on the setting of the existing listed building, this would include the renovation of the associated outbuildings where necessary. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton being centrally located and provides an opportunity for infill development and gentle densification, as such the site could be integrated into the existing place and community subject to appropriate mitigations to overcome heritage constraints in particular.

Updates after initial appraisal

Stilton 2: Rear of 16 to 58 North Street

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone 1 but is constrained by surface water flood risk on over 50% of the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	+	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield but is wholly classified as urban land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	++	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site is is remote from natural greenspace and has very limited capacity for linkages to the strategic green infrastructure network.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is not located within any of Natural Cambridgeshire's Priority Landscapes so has very limited potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the eastern edge of the built form of Stilton. To the east the A1(M) forms a strong boundary to the site. The site would be a second phase of development from the development immediately north of the site and continue in depth development to the rear of North Street. As such the character of the area has already changed considerably. The proposed capacity for the site would make a good use of land while providing opportunities for landscaping to mitigate impacts associated with the A1(M) and on heritage assets. The site promoter also proposes vehicular access from Houghton Way which runs through the recent development to the north of the site. An additional pedestrian/ cycle route is proposed via an existing access route between 58 and 60 North Street which will further integrate the site with the village enhancing access to local services and facilities by sustainable modes of transport.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposal is not of a scale likely to cause substantial pollution but it is adjacent to the A1(M) so there is an increase in the risk of light, noise and odour pollution which could impact the development.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site is proposed for market and/or affordable housing. The site is over 1ha in size so would not contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is beyond 5km of a town centre. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 450m of the Nisa Local located on Church Street, taking the measurement from site's other proposed access via Houghton Way, the measurement is about 1,000m. The site is about 800m of Stilton Church of England Primary School from its North Street access and about 1,30m form its Houghton Way access. From its North Street access, the site is within 800m of the parish meeting room, St Mary Magdalene's Church and the Talbot Public House. It is about 1,000m from the Stilton Pavilion and Communtiy Centre and playing fields.
	• Minimise the distance people need to travel to access education facilities?	++	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	--	The site is remote from employment opportunities being beyond 5kms from multiple concentrations of employment and more than 1.5kms from a range of employment sources. It also does not propose any employment development. It benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	+	The site is beyond 5km of Peterborough and Huntingdon train stations. Taking a measurement from its proposed pedestrian access between 58 and 60 North Street, the site is 350m of several bus stops. Taking the measurement from site's other proposed access via Houghton
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			Way, the measurement is about 850m. These bus stops are rated as being C on the Place Based Carbon Calculator meaning there is a regular service. This service includes a route that runs between Huntingdon and Peterborough providing connections to both and a route a both train stations. There is a pavement along North Street which the site promoter proposes to connect the site to via an additional pedestrian/ cycle route. The site will also be connected to the site to the north via a connection onto Houghton Way.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	-	There are no heritage designations within the site but it is within 60m of a conservation area and listed buildings including the Stilton Cheese Inn, there are a collection of trees that are protected under a blanket Tree Preservation Order. Built development and any removal of trees within the site could impact the setting of.

Summary of SA

The site is not constrained by fluvial flood risk but there is some surface water flood risk. It consists of land classified as urban land. It is not constrained by nature conservation designations. It is however within the setting of a conservation area and of the Cheese Inn which is listed. The site has good accessibility to services, facilities and primary education but is remote from employment opportunities and natural greenspace. It does have good accessibility to public transport via bus to Peterborough and Huntingdon but is remote from a train station. The site as a whole relates well to the built form of Stilton and form a second phase of development from the site to the north. The site is in close proximity to the A1(M) which will require mitigation.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Villages

8.74 Sites within the Villages category are:

- Abbotsley 1: North of Wintringham Hall, Cambridge Road
- Alwalton 1: North of 23-33 Oundle Road
- Bythorn 1: West of Warren Lane
- Colne 1: Ramadie, Earith Road
- Ellington 1: Old Sheds at Manor Farm, High Street
- Grafham 1: Adjacent to 24 Cedar Close
- Great Paxton 1: West of High Street
- Great Paxton 2: North of Harley Industrial Park, Paxton Hill
- Haddon 1: West of the A1 and South of Peterborough Motorway Services
- Hail Weston 1: West of 5 High Street
- Holme 1: North of Station Road
- Ramsey Forty Foot 1: Ramsey Forty Foot Village Rural Mooring
- The Stukeleys 1: Between 76-86 Owl End
- Upton 1: Land South West of South Farm
- Waresley 1: Land between West Lodge and Home Farm

Abbotsley 1: North of Wintringham Hall, Cambridge Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No specific information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation Requirements although reference is given to energy efficient dwellings and buildings. The site is not impacted by an air quality management area. The site is greenfield land, the site has minimal structures within the site with potential for reuse on site.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is located near to the St Neots water recycling area catchment which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1, approximately 0.8% of the site is at medium risk of surface water flooding along the southern boundary.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land. Toll Gate cottage is located just outside the south west boundary of the site and semi detached cottages are located within the southern boundary, the site has minimal structures within the site with potential for reuse on site. The potential to prioritise development of previously developed land is therefore minimal at best. The site is wholly classified as grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural green space. It has capacity for 15,000 sqm of employment but does not include natural green space on site. The vision document refers to 'green buffer' and open spaces for employees and a commitment to supporting the provision of green infrastructure (referring to two sites). However, based on access to 'Natural Green Space Standards' (Natural England), it has very limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature sites so it is unlikely there will be an impact. The site is located outside of the Natural Cambridgeshire's Great Ouse Valley Green Infrastructure Priority Area and is unlikely to to contribute positively towards improvements to strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is situated in a countryside location, with no significant development nearby meaning that it does not relate well to the surrounding area. Impact on the surrounding countryside is likely, significant landscape buffers may be likely. The site promoter provides information to suggest how the creative industry buildings could be incorporated with the existing properties. The site would be site would be surrounded by the existing A428 and new route of the A428.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site proposes 1,500 sqm of employment and 15,000 sqm of logistics meaning that light, odour and visual pollution is possible

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is for non residential use.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The closest town centre is St Neots which is within 5km from the site. The proposal is for non-residential use and therefore distance to education facilities is not relevant. The site is further than 800m form any leisure or cultural facilities.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	
SA11	• Facilitate access to a range of employment opportunities?	++	The site will provide over 5 ha of employment land. The site benefits from superfast broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?	++	The site is further than 800m from a bus service but is approximately 3km from St Neots train station. The site is within 500m of a public right of way but is not accessible by footpath
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site would support predominantly low density employment uses such as logistics with a small (1,500 sqm) of higher density employment.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses and therefore this criterion does not apply.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	-	The site is located in open countryside such that it could not be successfully integrated with an existing community.
SA16	• Impact on any heritage assets or their settings?	-	There are no known heritage assets within the site. However, it is approximately 100m north from listed buildings, measuring from the south west corner of the site boundary which could be adversely impacted by the development.

Summary of SA

The site is not constrained by fluvial flood risk, or nature conservation designations, some surface water flooding is present. It is grade 2 best and most versatile agricultural land, is wholly greenfield and is in agricultural use. Impact on the setting of listed buildings would require careful consideration and landscape mitigation.

The site is approximately 3km from St Neots train station and further than 800m from a bus service. The site is within 500m of a public right of way but is not accessible by footpath meaning access to the site via sustainable means is currently not available making employment opportunities less accessible .

The proposal for employment and logistics uses means that light, odour and visual pollution is possible within the rural setting. The site would be surrounded by the existing A428 and new route of the A428. The local transport network may be impacted by the proposed uses. The site is located in open countryside, but some rural properties are present just outside and within the site successfully integration of these properties would require careful consideration. A

Updates after initial appraisal

Alwalton 1: North of 23-33 Oundle Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	-	Risk of fluvial flooding with climate change at 1 in 100 (Design Flood) is likely to be between 20% and 50% of the site area.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is located within the Peterborough (Flag Fen) WRC catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is mostly within flood zone 1, approximately 4ha of the site (a third) is within flood zone 3b and flood zone 2. There is some surface water flood risk within the site.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	-	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield with the majority of site classified as grade 3 agricultural land with the north western corner being grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural greenspace. The site is located within the Nene Valley Green Infrastructure Priority Area so there is capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 500m of Castor Flood Meadows SSSI but is sufficiently remote from other designated nature sites.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	The site is located within the Nene Valley Green Infrastructure Priority Area and has some potential to contribute towards improvements strategically in habitat connectivity.
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located on the western edge of Alwalton with the site's western edge adjacent to the A1 it is somewhat detached form the main built form by trees and large residential curtilages. The site on a whole relates to the settlement. The site is largely obscured from view due to established vegetation apart from a gap in vegetation along Oundle Road where there is an existing access into the site. The site is most open on its northern edge with views across the open countryside. The northern third of the site is within flood zone 3b so is unsuitable for built development. The illustrative masterplan shows this as open space which could provide a softer development edge transitioning into the Nene Valley. There is also a public right of way along the northern edge of the site so this provides opportunities for access to the countryside. If the trees were removed along Oundle Road, this would erode the rural feel on the approach into Alwalton thus adversely impacting the character of the area, however the illustrative masterplan shows that the frontage of trees will largely be retained as would those

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			located within the conservation area. The scale of the proposed development also provides greater opportunities to effectively masterplan the site to form its own sense of place within Alwalton.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The proposed development is unlikely to lead to increased levels of pollution, however its proximity to to the A1 means the site is likely impacted by increased levels of air, light and noise pollution which will require mitigation.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site will contribute to meeting the housing needs of the district and is of a scale that could provide a range of housing types, sizes and tenures. It is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 9km of Peterborough city centre and is within 300m of Alwalton Store and Post Office.
	• Minimise the distance people need to travel to access education facilities?		The site is in the catchment of Nene Park Academy located along Oundle Road, this is located outside of Alwalton within Peterborough City Council some 3.5km from the site.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of multiple culture and leisure facilities: the Cuckoo Public House, St Andrew's Church, Colonel Dane Memorial Hall and playing fields.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 1km of the Minerva Business Park.
	• Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	+	The site is about 9km from Peterborough railway station. It is within 300m of two bus stops located along Oundle Road, these are rated as being C- on the Place Based Carbon Calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. A footpath runs along the site's frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located on the edge of Alwalton and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.
SA16	• Impact on any heritage assets or their settings?	-	The conservation area partially falls within the south eastern corner of the site where there are established trees. It is noted from the submitted illustrative masterplan plan that no built development proposed on land within the conservation area. The rest of the site adjoins the conservation area and the site is adjacent to Alwalton Hall which is s a grade II listed building.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

Summary of SA

The site is greenfield consisting of mostly grade 3 agricultural land but there is also some grade 2. Two thirds of the site is within flood zone 1 but the northern third is within flood zone 3b. There is some surface water flood risk. The site is within 500m of the Castor Flood Meadows SSSI and is located partially within a conservation area and within the setting of a listed building. It is within the Nene Valley Green Infrastructure Priority Area. There is a public right of way running along the northern edge of the site providing opportunities for integration and accessibility into the countryside. Established trees run along the site's frontage along Oundle Road which obscures it from view and provides a rural approach into Alwalton. The site is adjacent to the A1 so is at risk of increased levels of air, light and noise pollution. It has good accessibility to public transport including buses into Peterborough city centre, to employment opportunities and also to local community services and facilities. It is somewhat removed from primary education with the nearest primary school being 3.5km from the site. The site is located on the edge of Alwalton and is of a scale that can be effectively integrated with the existing place and community while forming its own distinct identity.

Updates after initial appraisal

Bythorn 1: West of Warren Lane

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is near to Molesworth water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is wholly located within flood zone 1 with no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?		The site is wholly greenfield grade 3 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites that it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site relates well to the existing village. It is located on its northern edge providing an opportunity for some organic growth subject to appropriate landscaping. The promoter's anticipated capacity is for 5 or more homes which could represent a very low density.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes. The site is 0.5 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is Huntingdon which is significanlty in excess of 5km from the site. Bythorn does not have a local convenience shop. There is no primary school within the village with the closest being in the nearby village of Brington which is in excess of 800m without a separate footpath. The site is within 800m of St Lawrence's Church and the village hall.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?		The site is not located near to any concentrations of employment opportunities. Superfast broadband is available in the vicinity.
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?		The site is located over 5km from Huntingdon and St Neots railway stations and is located beyond 800m from any bus stop. A public right of way cuts through the southern part of the site emerging onto Warren Lane. There is no footpath along Warren Lane.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal Is for residential development.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	**N**	The proposal does not include new, or result in the loss of, retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	**+**	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	**++**	There are no designated heritage assets on site or nearby. The closest is a conservation area some 70m from the site.

Summary of SA

The site is not constrained by flood risk or nature conservation designations. There are no heritage assets on site, however there is a conservation area some 70m south of the site. Residential development on the site could be effectively masterplanned and landscaped to integrate with the existing village. The site is however classified as grade 3 agricultural greenfield land. The site does not have any public transport connections and there are no major sources of employment nearby and there are limited services and facilities within the village, with travel required to nearby settlements for education, shopping and leisure activities.

Updates after initial appraisal

Colne 1: Ramadie, Earith Road

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. Site is located beyond 200m of an AQMA. The site is partly previously developed / partly greenfield land with existing structures including a dwelling and agricultural structures on site meaning that development could reuse materials and/or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Somersham water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is located within flood zone 1 and has no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	+	The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is classified as grade 2 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has very limited capacity for linkages to the strategic green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is more than 1km from a SSSI, 200m from a CWS and LGS. However, it is less than 2km away from the Ouse Washes Ramsar/ SPA/SAC. The site is approximately 500m outside of the Great Ouse Valley Green Infrastructure Priority Area and has limited potential to contribute strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site contains a residential property 'Ramadie' and a former piggery, storage building and stables and section of grassed paddock to the rear (south-west) of Ramadie. The site is bounded by residential development on its northern and eastern sides but projects beyond the rear boundary of the residential properties south of the site. The paddock itself is well-contained on its western boundary by an existing hedgerow. Development of the site would consist of in depth development which is not characteristic. The proposed capacity put forward by the site promoter is very low so would not make the most efficient use of land either.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The closest town centre is St Ives which is in excess of 5km from the site, the nearest convenience store is in Earith which is further than 800m from the site and a freestanding supermarket in St Ives is beyond 2.5km from the site. The site is approximately 1.5km from Earith Primary School, is beyond 1.5km from a town based primary school and is of insufficient capacity to provide a school on site. The site is within 800m of a village hall, St Helens Church and Green Man public house.
	• Minimise the distance people need to travel to access education facilities?	--	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	+	The site fronts onto Colne Road and is within 5km of multiple concentrations of employment. It is approximately, 1.8km from Earith Business Park and 3.7km from West Newlands Industrial Estate. It is beyond 1.5km of a town centre, secondary school and an industrial estate. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from a train station. It is within 800m of multiple bus stops in Colne rated D or lower on the Place Based Carbon Calculator meaning there is an infrequent service. The site benefits from a pavement that runs along the site frontage on Colne Road.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community, it would however provide in depth development which is less characteristic, therefore sensitive design will need to be required to ensure successful integration and minimise townscape impacts. Additionally it would need to retain existing hedgerows to minimise landscape impact and retain the contained nature of the existing paddock land.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets within the site or in the immediate vicinity of the site

Summary of SA

The site is located to the south east of the centre of Colne. It consists of a mix of greenfield and previously developed land with an existing dwelling, 'Ramadie' on site as well as various agricultural structures. The site is wholly classified as grade 2 agricultural land. It is remote from natural greenspace. The site is not constrained by flooding or by heritage designations but is located within 2km of the Ouse Washes Ramsar/SPA/SAC site. It has a good level of public transport provision and reasonable accessibility to nearby employment locations and services within Colne. The nearest primary school is located in the neighbouring village of Earith. The potential for in depth development on site is less characteristic and its location on the edge of Colne will require sensitive design and landscaping.

Updates after initial appraisal

Ellington 1: Old Sheds at Manor Farm, High Street

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site would promote low or zero carbon technologies above building regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield but there are relatively large scale agricultural structures which could be reused or recycled.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	+	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not likely to be impacted by flood risk when considering the impacts of climate change.
SA3	• Be served by existing water and waste water infrastructure or will it support the delivery of new infrastructure?	-	The site is located within the Easton water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is in flood zone 1 with minimal recorded risk of surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	-	The site is classified as greenfield due to being agricultural land but there are relatively large buildings on site. The site is wholly classified as grade 3 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	--	The site does not meet Natural England's standards for accessing natural greenspace and has limited capacity in enhancing or improving linkages to the strategic green or blue infrastructure network.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from surrounding designated nature assets. Brampton Wood SSSI is approximately 1.8km from Brampton West to the south east and 3.6km from Grafham SSSI to the south. The proposal is not in an area for strategic focus for green infrastructure and has limited capacity to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	-	The site is located on the eastern side of Ellington, adjoining a relatively dense residential area to the west and north west. It therefore has a relationship with the built form. That said, the site also has a relationship with the countryside, next to agricultural land to the north, east and south. The potential for adverse landscape impact is exacerbated by the open eastern boundary and the public right of way running along the southern boundary. In addition, potential access along from High Street would require development within Grafham and Ellington Conservation Area and the immediate vicinity of The Cottage listed building. Hence, there is potential for significant adverse impact to the form and character to the local area. The proposal has capacity for 30-40 homes which is considered low density but would be keeping with it's rural village location and a similar to the residenital development immediately west along St Peter's Way.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	Ellington village is immediately south of the A14 and therefore the site may be subject to noise and air pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	+	The site will help meet the housing needs of the district.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	The site is remote from a local convenience store and a town centre. The nearest primary school is Spaldwick Community Primary School which is beyond 1.5km. The site is within 800m from a church, playing fields/ park, The Mermaid Pub and Ellington Village Hall
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	+	The site is beyond 5km from Established Employment Areas but is approximately 0.5km from a cluster of businesses to the north west of Ellington. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	-	The site is within 800m of bus service rate E on the Place Based Carbon Calculator meaning there is a infrequent service. There is a pavement along High Street and a public right of way running along the southern boundary.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment uses.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively masterplanned into the existing place and community. The proposal would require sensitivity to heritage assets within the vicinity.
SA16	• Impact on any heritage assets or their settings?	-	The site is within the setting of numerous listed buildings, including Manor House immediately to the north and The Cottage immediately to the west. In addition, the north western corner of the site is within Grafham and Ellington Conservation. Therefore, development in this location could cause adverse impact to these designated heritage assets.

Summary of SA

The site is greenfield, classified as grade 3 agricultural land with significant built structures on site which will need to be cleared and could be reused or recycled. The site is in flood zone 1 with minimal record risk of surface water flooding. Sewage infrastructure may require upgrading to accommodate the development. The site is remote from natural green space, local shops and education facilities. It is close proximity to culture and leisure facilities, active travel infrastructure, some employment opportunities and a bus service but this is an infrequent service. There is a potential for significant adverse impact to the landscape and townscape particularly due to designated heritage assets within and in the immediate vicinity of the site. Effective mitigation could integrate the site with the existing place and community. The site is sufficiently remote from designated nature assets but is immediately south of the A14 and therefore may be subject to noise pollution.

Updates after initial appraisal

Grafham 1: Adjacent to 24 Cedar Close

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Buckden water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1 with no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is within 1km from the Grafham Water SSSI. It is sufficiently remote from Ramsar, Special Area of Conservation or Special Protection Area, County Wildlife Site and Local Geological Sites. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but is very near to Grafham Water and small woodlands around Grafham which provide some potential to contribute towards improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of Grafham. It relates well to the existing settlement as it adjoins development on Cedar Close but the proposed development is likely to not have any direct connections and will back onto existing development. The proposed density is similar to surrounding densities and with appropriate landscaping and access from Grafham Road be integrated into the existing settlement and protect the form and character of the local area.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	+	The site promoter has submitted the site for market and affordable homes as well as for self and custom build plots. The site is over 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	+	The site is within 800m of the Grafham Community Shop. There is no primary school within Grafham, its catchment is for the primary school in Spaldwick over 800m from the site.
	• Minimise the distance people need to travel to access education facilities?	--	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities namely All Saints Church, the village Hall, football pitches and MUGA, the Cinnamon public house and restaurant and the Grafham Trout.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5km of the Brookside Industrial Estate in Ellington.
	• Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The closest railway station is Huntingdon which is in excess of 5km from the site. The site is within 800m of a bus service rated F+ on the Place Based Carbon Calculator.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	There are two public rights of way cutting through the site.
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal Is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is not constrained by flood risk, heritage or nature conservation designations. It is a greenfield site consisting of grade 3 agricultural land. The site is located on the very western edge of the built form of Grafham and with landscaping and careful design could be integrated with the existing place and community. It is in good proximity to several social and leisure facilities within the village but there primary education is found in a neighbouring village and the closest employment opportunities are outside of the village. Public transport is limited with only a bus stop in village with an infrequent service.

Updates after initial appraisal

In response to the Autumn 2024 consultation, comments raised that not all of the site in single ownership as stated in the original call for site submission. Following this, a check on the land showed that the rectangular piece of land immediately north of 22 Cedar Close is not in the ownership of the wider site promoter,. There is also a triangular piece of land between this parcel and the wider parcel in unknown ownership. Therefore, bringing forward this site could involve several landowners. As per the comments received from the rectangular piece of land is not available for development. Therefore, the site area has been reduced to that which is in the ownership of the site promoter, as shown below. This is now 0.88ha. Taking into account this new information, the capacity calculation has been reduced. This does not significantly change the outcome of the SA.

Great Paxton 1: West of High Street

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is within the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is wholly located within flood zone with no recorded risk from surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land grade 3 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5 ha area of greenspace. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.6km from the site and is located on the other side of the railway. The site is located within the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The site is located on the western edge of Great Paxton on land behind properties that front onto the High Street. As such, the site's location means that development will need to be sensitive to its impact on the amenity of nearby residential properties being a back land development opportunity and provide adequate mitigation in terms of noise from the East Coast Mainline Railway on future users. It

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			would alter the existing townscape character of the area but it would not result in building any further in depth than properties located north of the site. The impact of such back land development is therefore reduced. The proposed capacity for the site would make an efficient use of land.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site's western edge is within 100m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is promoted for self and custom build housing plots. The site is 0.5ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	It is within 5km of St Neots town centre and is approximately 250m from the Great Paxton Community Shop.
	• Minimise the distance people need to travel to access education facilities?	++	The site is within 800m of Great Paxton Church of England Primary School.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	The site is within 800m of several leisure and cultural facilities within Great Paxton including the Bell Public House, recreational fields and Holy Trinity Church.
SA11	• Facilitate access to a range of employment opportunities?	+	The site is about 1km of the Harley Industrial Estate.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.
SA12	• Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is within 400 m of a bus service rated F+ on the Place Based Carbon Calculator meaning there is an infrequent service. There is a footpath along the High Street that runs along the site's frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community. This would be subject to careful design incorporating landscaping and noise mitigation due to the proximity of the railway to the site.
SA16	• Impact on any heritage assets or their settings?	+	There are no heritage designations within the site. The site's proposed access is opposite two listed buildings, but as the proposed development site is back land and largely obscured from public view the impact on heritage is reduced.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is located on the western edge of Great Paxton offering an opportunity for back land development which would not have a considerable impact on the character of the settlement as the development would not extend the building line any further than the properties north of the site. It is not constrained by flood risk, nature conservation designations or by heritage. The site is classified as grade 3 agricultural land. It is within walking distance to several key leisure and cultural facilities within the village as well as a shop, primary school and employment opportunities. It is within close proximity to the East Coast Mainline Railway, the impact of which will need mitigation. While Great Paxton is within 5km of St Neots, the settlement is not well served via public transport which is likely to result in greater trips being made by car to services outside of the village.

Updates after initial appraisal

Great Paxton 2: North of Harley Industrial Park, Paxton Hill

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	+	The site is near to the Paxton water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1 but there is some recorded risk from surface water flooding along its northern and western edges.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield land grade 2 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	--	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 1km of a 10ha area of natural green space. It has some capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	+	The site is sufficiently remote from most designated nature sites part from the Little Paxton Pits SSSI which is about 0.7km from the site and is located on the other side of the railway. The site is located outside any of Natural Cambridgeshire's Priority Landscapes but it is adjacent to the Great Ouse Valley Green Infrastructure Priority Area so there is potential to contribute towards improvements strategically in habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	+	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is detached from the main built form of Great Paxton and relates more closely to the open countryside. It adjoins the Harley Industrial Estate so could form an extension to an existing concentration of employment. Although considering the size of the site, this would potentially over double the industrial estate.

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SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The proposed capacity is quite low density when compared to the size of the site which offers opportunity for considerable landscaping to be incorporated to the development to soften any impact on the landscape.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	-	The site is within 150m of the East Coast Mainline railway so there is an increased risk from noise, air and visual forms of pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	Employment use would not contribute to housing supply.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is within 5km of a town centre. It is beyond 800m of the Great Paxton Community Shop.
	• Minimise the distance people need to travel to access education facilities?	N	As the site is only being considered as being potentially suitable for employment uses access to primary education is not relevant.
	• Minimise the distance people need to travel to access leisure and cultural facilities?	-	The site is beyond 800m from all leisure and cultural facilities within Great Paxton.
SA11	• Facilitate access to a range of employment opportunities?	++	The site could provide over 3ha of employment land. It is also adjoining the Harley Industrial Estate.
	• Be in a location with high quality digital infrastructure?	++	Ultrafast broadband is available in the vicinity.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA12	• Benefit from access to public transport infrastructure?	-	The site is within 5km of St Neots train station. The site is about 900m from the nearest bus stop within Great Paxton. This bus stop is rated F+ on the Place Based Carbon Calculator which means there is an infrequent service. There is no footpath connection along Paxton Hill from the site and it is remote from public rights of way.
	• Benefit from access to active travel infrastructure for practical and social activities?	--	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	+	The site could provide over 3ha of employment land. The site promoter has not specified the specific uses so it is estimated that there could be modest job growth.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is detached from the main village and relates much more closely to the open countryside. Development could be integrated with the adjoining industrial estate, however the size of the site would more than double the size of the estate. Through design and landscaping will be required to ensure that such a scale of extension can be sensitively integrated with the immediate landscape.
SA16	• Impact on any heritage assets or their settings?	+	There are no designated heritage assets on site or nearby.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is located outside of the main built form of Great Paxton but adjoins the Harley Industrial Estate along Paxton Hill (B1043), as such the site relates more closely to the open countryside. The land is classified as grade 2 agricultural land so is of high value. It is not constrained by fluvial flood risk, nature conservation designations or by heritage. There is some surface water flood risk. The site is not immediately accessible to services within Great Paxton as there is no footpath connection. Additionally, while Great Paxton is within 5km of St Neots, the site and settlement as a whole is not well served via public transport which is likely to result in greater trips being made by car which does not offer the most sustainable mode to travel to and from work.

Updates after initial appraisal

Haddon 1: West of the A1 and South of Peterborough Motorway Services

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA1	• Reduce greenhouse gas emissions in line with, or exceeding, nationally or locally set targets?	+	The site is immediately west of the A1(M). There maybe opportunities to connect the site to the existing bus network and provide an enhanced service in the northern part of Huntingdonshire and further enhance provision between Peterborough and other urban areas such as Huntingdon and surrounding settlements in between such as Yaxley, Stilton and Sawtry. Although the proximity to the A1(M) could potentially incentivise car usage if the bus network along this corridor is not enhanced. The site promoter's Overarching Opportunity Document (June 2023), they state that at a minimum the BREEAM 'Excellent' rating will be the standard buildings are constructed to and that they will have a minimum EPC rating of 'A', they will be net zero carbon in operation, in line with UKGBC Net Zero Carbon Buildings Framework, have an embodied carbon target of <400kgCO2/m2, 95% of waste diverted from landfill during construction and smart metering EV charging spaces.
	• Promote enhancements to green infrastructure networks to facilitate increased absorption and dissipation of nitrogen dioxide and other pollutants?	N	

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate increased levels of absorption and dissipation of nitrogen dioxide and other pollutants is uncertain at this stage.
SA2	• Concentrate new development in locations that maximise opportunities to adapt and be more resilient to the unavoidable impacts of the climate emergency?	++	The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood). The illustrative concept plan for the site shows that it is intended to incorporate landscape buffers within the site, the contribution this will have to facilitate the ability of habitats to adjust to the impacts of the climate emergency.
	• Support habitats in adjusting to the impacts of the climate emergency?	N	
SA3	• Maintain and where possible improve the quality and availability of water resources?		Due to the size of the proposed site a new WRC will most likely be required, this will require future infrastructure delivery planning for confirmation. The site is wholly within flood zone 1 with some surface water flood risk within the site.
	• Minimise the risk of flooding from all sources?	++	
SA4	• Enable the use of land that has previously been developed in preference to greenfield land?		The site is greenfield land and is wholly classified as grade 3 agricultural land and is currently in agricultural use.
	• Promote development in locations that are grade 3 agricultural land or lower (including urban and non-agricultural land) in preference to higher grades?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA5	• Focus development in areas which are either well served by publicly accessible open and natural green space or have the capacity to provide additional such space?	-	The site is remote from Natural England's access to natural green space standards but has capacity for the inclusion of green space within the site. It also has, due to the scale of the proposal, scope for linkages to the blue or green infrastructure network. The site is outside of the Nene Valley Green Infrastructure Priority Area but due to the scale of the site has some capacity to improve habitat connectivity.
	• Ensure current strategic blue and green infrastructure networks are not compromised and future extensions or improvements are not prejudiced?	+	
SA6	• Protect sites of designated biodiversity or geodiversity significance?	+	There are no nature conservation designations on site but there are several designations nearby to the site. The scale of the site would enable the inclusion of strategic green infrastructure and networks within the site connecting to priority habitats.
	• Promote opportunities for the recovery and enhanced connectivity of sites of biodiversity or geodiversity significance?	+	
SA7	• Promote opportunities to protect and enhance valued landscape and townscape characteristics?	+	The site is located within the countryside and not associated with a settlement. Peterborough Motorway Services are located to the north of the site. It is located within the Northern Wolds Landscape Character Area which is characterised by a pattern of ridges, valleys and regularly spaced settlements. It is very rural with very few large settlements containing predominately small historic rural villages. The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a service area to the north, east and north east. To the south and west is further farmland, woodland and hedgerows, and a minor watercourse/ wet ditch. The site is not level with the western part of the site comprising rising ground, which continues to rise beyond the boundary to the west. The majority of the site is relatively lower lying sloping down towards in the central and eastern part of the site. Land levels reduce by some 20m or so development on the higher ground would result in a significant
	• Reinforce local distinctiveness and a sense of place?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			landscape impact. The site is much more open to the south and west where it adjoins open countryside so will require good levels of landscaping to mitigate impact. The site has a public right of way within its south eastern section so development will be visible form a public vantage point. The scale of the site provides an opportunity for a comprehensive development of the site of a scale that could provide landscape enhancements and enhanced connectivity as well as a hub for commercial development utilising its strategic location and existing connections to the highways network. It would complement similar developments within Peterborough.
SA8	• Promote actions to reduce contributions to air pollution?	-	The site is being promoted for a commercial led scheme so will not provide any additional housing.
	• Facilitate the minimisation of light, noise and odour pollution, in particular on the rural environment		
SA9	• Facilitate the delivery of the district's housing needs in sustainable locations that meet the community's needs?	N	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived). As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
SA10	• Support and enhance the more deprived areas of the district?	++	The site is very large but falls solely within the Stilton, Folksworth & Washingley ward. Analysis of deprivation by Cambridgeshire County Council gives this a local index of deprivation score of 4 (where 1 is most deprived and 10 is least deprived).
	• Maximise opportunities for access to existing or proposed social and community facilities and services?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
			As the site is being promoted for a commercial scheme, social and community facilities would not necessarily be expected to be included on site as part of its development.
SA11	• Contribute to regeneration activities?	--	The site is largely greenfield land. The site is located in a strategically prominent location in terms of its potential to utilise connections to the strategic highways network and also its proximity to existing largescale warehousing and logistics centres within Peterborough. The site promoter has provided an illustrative concept plan for the site, which will be subject to further assessment and scoping with consultees. The site has the potential to deliver a commercial scheme consisting of logistics and distribution development utilising the site's location along the A1(M) and to similar nearby developments within Peterborough. Access is proposed from an additional access off the A605 roundabout off from junction 17. Indicative floorspace figures have been provided but the potential job creation that could be provided in terms of full-time jobs have not been detailed to date.
	• Enhance and diversify economic opportunities with the district?	++	
SA12	• Support development in locations with good active travel and public transport links and services or provide opportunities for significant improvements?	+	The site is approximately 10km from Peterborough train station. There are bus stops along Oundle Road in Chesterton to the north of the site which are rated as being C- on the Place-based carbon calculator meaning there is a frequent service. These stops are served by buses that run into Peterborough. The scale of the potential development can provide opportunities to enhance the public transport network.
SA13	• Attract new investment and provide opportunities to improve the resilience of the local economy?	++	The site has potential to attract new investment and could become commercial and logistics centre located along the A1(M) corridor. It is a sustainable location for employment opportunities being in good proximity to potential employees across the North of Huntingdonshire and Peterborough. There is potential for active travel and public transport accessibility from these locations which could be enhanced
	• Contribute to a balanced portfolio of employment land in sustainable locations throughout the district?		
	• Support retention and growth of indigenous companies?		

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
	• Encourage sustainable tourism?		through a development at this scale. These connections could also utilise the public right of way network and provide enhancements to it. There is the potential to support indigenous companies. Tourism is unlikely to be a focal part of development on the site. Also considering its wider context, the site is nearby the existing logistics and warehousing developments within Peterborough and is also in close proximity and competition with other largescale commercial sites located along the A1(M) corridor which are promoting logistics and distribution commercial development (see Folksworth & Washingley 2, Haddon 3, Haddon 4, Haddon 5, Haddon 6 and Yaxley 2).
SA14	• Facilitate modernisation of existing town centres to meet current and anticipated needs?	**N**	The site is not expected to include local scale shopping facilities. It is close to very small settlements such as Chesterton and Haddon which have very limited services. It is close to Peterborough City Centre being about 10km from it. The additional demand generated from and expenditure capacity of the site's future occupants has potential to assist in facilitating some modernisation of retail provision in Peterborough particularly if there is a local workforce.
SA15	• Strengthen a local sense of place? • Retain the character of existing settlements?	**+**	The site is largely arable farmland which in itself does not have a distinct identity but the scale of the development enables opportunities for a new logistics/commercial hub which could be marketed to have an identity to incentivise investment and future occupies to the site. There is a public rights of way within the site which could be enhanced and utilised to connect the site to nearby communities and therefore supporting sustainable modes of transport.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will approach/ option help to....	Score	Commentary
SA16	• Conserve and where possible enhance sites, features and area of archaeological value throughout the district?	+	There are no heritage designations on site and it is not nearby to the site which may be adversely impacted by development. However, the site promoter has identified the north western corner of the site as having potentially significant archaeology which will require further investigation. The concept plan for the site shows that no built development is proposed on this part of the site.

Summary of SA

The site is greenfield land consisting of grade 3 agricultural land. The site is not constrained by fluvial flood risk but there is some risk from surface water flooding. It is not constrained by nature conservation designations or by heritage designations although there may be some archaeological potential within the site. Development may be subject to higher levels of air, light and noise pollution arising form its proximity to the A1(M) and be of a scale that could result in additional pollution. The site is adjacent to Peterborough Motorway Services and could provide employment development that could support job creation in a location strategically located along the strategic road network. Although the site has very limited accessibility to a local shop and local services and facilities and public transport. The scale of the proposal provides opportunities for connections to the road network and public transport enhancements, without which could incentivise car usage. The site has some potential to connect to existing public transport options and is of a scale to provide an enhanced provision as well as enhanced connections for footpath and cycle paths, potentially utilising exiting public rights of way.

Updates after initial appraisal

Hail Weston 1: West of 5 High Street

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	• Not contain, and be at least 200m from an air quality management area?	+	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site is within the Hail Weston water catchment area which has more than 10% of the flow permit remaining after existing committed growth allowing opportunity to accommodate new development. The site is located within flood zone 1, there is no recorded surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?		The site is greenfield grade 2 agricultural land with no existing structures on site.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?		The site is remote from any natural greenspace. It has no or limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?		The site is located on the eastern edge of the village and would see a continuation of the linear form of development found along the High Street. The site promoter has submitted the site for 5 homes which would represent a very low density and would be lower than surrounding densities. Considering the linear pattern of development with plots typically being very long in the area adjoining the site, in depth development would not be in keeping with the character of the area, as such this would reduce the capacity of the site. The schematic block plan submitted by the site promoter is seeking to develop the site through linear development.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?		The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for market and/or affordable homes or self and custom build housing. The site is 0.8 ha in size. The site would contribute to national objectives to diversify the housing supply by encouraging sites of less than 1 ha.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?		The site is within 3.3kms from St Neots town centre. The nearest primary school is in St Neots which is in excess of 1.5km from the site. The site is within 800m of St Nicholas' Church, the village hall, the Royal Oak Public House and to playing fields.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	• Facilitate access to a range of employment opportunities?	+	The site is within 5kms of multiple sources of employment in St Neots.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Be in a location with high quality digital infrastructure?	+	Superfast broadband is available in the immediate vicinity.
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 5km of St Neots railway station. It is also within 800m of a bus stop although this does not run a frequent service (rated E- on the Place Based Carbon Calculator). A pavement adjoins the site frontage.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal Is for residential development.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage assets on site or nearby.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Summary of SA

The site is not constrained by flood risk, nature conservation or heritage designations. It benefits from relating well to the existing built form of Hail Weston providing easy access to local facilities. The proposed scale of development does not present an efficient use of land but the design of any scheme will need to be sensitive to its edge of village location and transition between the village and the open countryside. It has reasonable access to active travel and greenspace opportunities. Employment opportunities are approximately 5kms away in the neighbouring town of St Neots. The site is remote from primary education reducing active travel opportunities to get to school. Bus services are very limited but rail travel is accessible approximately 5kms away to facilitate longer distance public transport journeys.

Updates after initial appraisal

Ramsey Forty Foot 1: Ramsey Forty Foot Village Rural Mooring

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The scheme is for open space opportunities compatible with water related development including leisure moorings.
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Ramsey water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			38% of the site is within flood zone 3b, 28% in flood zone 3a, 3% in flood zone 2 and 31% in flood zone 1. There is also risk from surface water flooding. The proposed land use is water compatible development as it proposes moorings as well as open space opportunities.
SA4	• Prioritise development of previously developed land?	N	The site is wholly greenfield with Forty Foot/ Vermuden's Drain running through the site. It is classified as being grade 2 agricultural land but it is being promoted for open space opportunities.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	N	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	+	The site is within 200m of a 0.5ha area of natural greenspace but it has limited capacity for linkages to the strategic green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from nature conservation sites. The site is located outside of Natural Cambridgeshire's Priority Landscapes and has limited capacity to linkage to the strategic green infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	--	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	Open space uses including the potential for a leisure mooring across the site makes good use of this site as built development is not appropriate due to the extensive risk of flooding impacting the site. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	N	The site is being considered for open space opportunities.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	N	The site is being appraised for open space opportunities so the need to access a shop, primary education and other leisure services and facilities are not relevant.
	• Minimise the distance people need to travel to access education facilities?	N	
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?	N	The site is proposed solely for open space opportunities.
	• Be in a location with high quality digital infrastructure?	N	
SA12	• Benefit from access to public transport infrastructure?	-	The site is over 5km from a railway station. The site is within 800m of bus stops along Ramsey Road, the highest rated is E on the Place-based carbon calculator meaning there is an infrequent service. There is a footpath over the bridge (Ramsey Road) to the west of the site but no footpath along Hollow Road or Forty Foot Bank.
	• Benefit from access to active travel infrastructure for practical and social activities?	++	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The site is being appraised for open space opportunities.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The site is being appraised for open space opportunities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be integrated with the existing place and community and provide additional leisure opportunities.
SA16	• Impact on any heritage assets or their settings?	-	There are no heritage designations on site but it is adjacent to Bridge House which is a grade II listed building.

Summary of SA

The site is heavily constrained by fluvial flood risk with 38% of the site being within flood zone 3b. Utilising the site for open space uses and a mooring is therefore an appropriate use of the site. The site is located on the northern edge of Ramsey Forty Foot, utilising the site for open space and leisure uses would enhance the rural edge of the settlement and provide additional leisure facilities for residents. There are no nature conservation designations impacting the site, but it is within the setting of Bridge House which is a grade II listed building which could be impacted by proposals. Enhancing the site with open space uses would help to reinforce the character of the area and could provide an additional community leisure facility utilising the local landscape.

Updates after initial appraisal

The Stukeleys 1: Between 76-86 Owl End

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements.
	• Not contain, and be at least 200m from an air quality management area?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?		The site is not impacted by an air quality management area. The site is greenfield land with no existing structures on site meaning that this will not reuse materials or buildings.
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?		The site is not at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design flood)
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?		The site falls within the Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial or surface water flood risk.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?		The site is wholly greenfield land The majority of the site is classified as grade 3 agricultural land with the north western corner grade 2.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?		
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from all of the designated nature assets. The site is outside Natural Cambridgeshire's Green Infrastructure Priority Areas and has limited capacity for linkages to the existing strategic green or blue infrastructure network.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	++	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. The site is located in the northern extent of Owl End where development is more dispersed, interrupted with green breaks and characterised by more linear frontage residential development. Trees and hedgerow line the western boundary and are present from within the site, a small wooded area sits northeast of the site. The eastern edge of the site looks out over open countryside, landscape impact would be limited but transition to or screening of the countryside to the east would require consideration. The proposal is for 2 to 3 homes which would have minimal impact on the form and character of the local area if frontage only development were to come forward.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?	++	The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	++	The site is approximately 4km from Huntingdon town centre. The site is approximately 1.2km from Stukeley Meadows Primary School. The site is within 800m of Great Stukeley Village Hall, the Church of Jesus Christ, Saint Bartholomew Church and playing fields.
	• Minimise the distance people need to travel to access education facilities?	+	

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Minimise the distance people need to travel to access leisure and cultural facilities?	+	
SA11	• Facilitate access to a range of employment opportunities?	++	The site is within 5km of multiple concentrations of employment including Ermine and Hinchingbrooke Business Park and Stukeley Meadows Industrial Estate. The site benefits from ultrafast broadband in the vicinity.
	• Be in a location with high quality digital infrastructure?	++	
SA12	• Benefit from access to public transport infrastructure?	++	The site is within 800m of bus service rated C- on the Place Based Carbon Calculator and is within 5km of a train station. The site is in close proximity to public right of ways and a pavement along Owl End.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home? • Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?	N	The proposal does not include employment, commercial or tourism uses.
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The land is located on Owl End, one of three 'Ends', it is a distinctive contiguous extension to the village of Great Stukeley. Residential properties are located north and south of the site. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
			The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north. Appropriate access to the site over a drainage ditch would require establishing.
SA16	• Impact on any heritage assets or their settings?	++	There are no designated heritage within or in close proximity to the site that would be impacted by the development.

Summary of SA

The site is not constrained by fluvial or surface water flood risk. The site is wholly greenfield land with the majority of the site igrade 3 agricultural land and the north western corner grade 2. The site is less than 1 hectare and contributes to the government's aspiration to promote sites suitable for SME builders. The site promoter proposes 2 to 3 market and/or affordable homes. The site is approximately 4km from Huntingdon town centre, 1.2km from Stukeley Meadows Primary School and within 800m of Great Stukeley Village Hall, two churches and playing fields. The site is within 5km of multiple concentrations of employment including Ermine and Hinchingbrooke Business Park and Stukeley Meadows Industrial Estate which could provide employment opportunities. The site is within 800m of an average frequency bus stop. The site does not meet the criteria for Natural England's standards for access to green space and has limited capacity for linkages to the existing strategic green or blue infrastructure network. The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution. The site has the potential to be effectively masterplanned to become part of the existing community taking into account the local vernacular. Density would be required to be low and frontage only in order to be in keeping with the surrounding character and form of the area. The retention of trees and hedgerow along the western boundary would help to minimise ecological and biodiversity impact. Consideration landscaping required to transition to the wider countryside to the east and limit impact of wooded area to the north. Appropriate access to the site over a drainage ditch would require establishing.

Updates after initial appraisal

Access over the drainage ditch was confirmed as having been delivered from planning permission 1300883FUL.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Upton 1: Land South West of South Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is wholly greenfield and offers no opportunity for the reuse and recycling of existing land, materials or buildings.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	+	There is no risk of flooding with climate change at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is near to Alconbury water recycling area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts. The site is not constrained by fluvial flood risk, the site is at risk of low risk surface water flooding on 0.12% of the site only. The site is grade 3 agricultural land.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is wholly greenfield land and offers no opportunity to prioritise development of previously developed land. The site is wholly grade 3 agricultural land.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network.
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from the designated nature assets. The site is outside Natural Cambridgeshire's green infrastructure priority area and has limited potential to contribute towards strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The site promoter proposes 5 custom and self build plots which would create small scale residential development in this area. The density would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district?	++	The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?	-	There site is beyond 800m of a local convenience store and there is none within the village. It is more than 2.5km from a freestanding supermarket and beyond 5kms from a town centre. The site is in a village that does not have a primary school and is of insufficient capacity to provide a school on site The site is within 800m of a village hall and St Margaret's Church.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?	N	
SA11	• Facilitate access to a range of employment opportunities?		The site is beyond 1.5 km of Crossways Distribution Centre and beyond 5km of Alconbury Enterprise Zone. The site is therefore not immediately accessible to a range of employment opportunities. The site benefits from superfast broadband in the vicinity
	• Be in a location with high quality digital infrastructure?	+	
SA12	• Benefit from access to public transport infrastructure?		The site is beyond 5km from a train station and within 800m of a bus stop located on Stow Road rated F (extremely low frequency service). There is no pavement in the vicinity of the site, the site is within approximately 50m of a public right of way.
	• Benefit from access to active travel infrastructure for practical and social activities?	+	
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	N	The proposal does not include employment, commercial or tourism uses.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include retail or social uses.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is not of a size or scale that would impact the form or character of the local area. It is located such that it can be effectively masterplanned to become part of the existing place and community.
SA16	• Impact on any heritage assets or their settings?	+	There are no heritage assets within or in proximity to the site.

Summary of SA

The site is not constrained by fluvial flood risk with some surface water flood risk which would require mitigation. The site is wholly greenfield land presenting no opportunity for the reuse and recycling of existing land, materials or buildings. The site is wholly grade 3 agricultural land. The site is less than 1ha and contributes to the government's aspiration to promote sites suitable for SME builders. The site has limited access to services, facilities and employment opportunities with a village hall and church within 800m.The site is sufficiently remote from all of the designated nature sites. The site is remote from any natural green space according to Natural England's 'Access to Greenspace Standards' and has limited capacity to enhance the existing blue or green infrastructure network. The site does not impact upon heritage assets. The site is located near the end of Pig Market End where built development becomes more dispersed with only three residential properties attributed to the 'End' which has a greater relationship with the countryside than the residential area of the village. The proposed density of the site would be in keeping with the village and the site would require some landscaping to address the relationship to the open countryside and residential property to the north. The site is not of a size or scale that would impact the form or character of the local area.

Updates after initial appraisal

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

Waresley 1: Land between West Lodge and Home Farm

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA1	• Promote low and zero carbon technologies?	N	No information has been provided suggesting development on the site will promote low or zero carbon technologies above Building Regulation requirements. The site is not impacted by an air quality management area. The site is greenfield with no existing buildings so it will not reuse buildings or materials.
	• Not contain, and be at least 200m from an air quality management area?	+	
	• Support the circular economy through the reuse and recycling of existing land, buildings or materials?	-	
SA2	• Is the site located in an area with lower resilience to the predicted impacts of climate change?	++	The site is likely to not be at risk of fluvial flood risk with climate change taken into account at 1 in 100 (Design Flood).
SA3	• Be served by existing water and waste water infrastructure or will it require infrastructure upgrades to facilitate growth?	-	The site is within the Waresley water catchment area which may require upgrades to accommodate growth, some work may be necessary to ensure that there would be no adverse impacts . The site is wholly located within flood zone 1 with no recorded risk form surface water flooding.
	• Use land in flood zone 1 (unless the proposed use is water compatible) taking into account the impact from surface water flood risk?	++	
SA4	• Prioritise development of previously developed land?	--	The site is greenfield grade 3 agricultural land but has been demonstrated through a planning decision that it is in residential use.
	• Prioritise development on land of agricultural land grade 3 or lower (including urban and non-agricultural land)?	-	
SA5	• Promote new development with opportunities to participate in leisure and recreation using publicly accessible natural green space? • Could development contribute towards enhancing or increasing the strategic green or blue infrastructure network or linkages to it?	-	The site is remote from natural greenspace but does already include 0.66ha of wooded area. It has no or limited capacity for linkages to the strategic green infrastructure network.

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA6	• Impact on a designated site of biodiversity or geodiversity significance?	++	The site is sufficiently remote from designated nature sites so it is unlikely there will be an impact. The site is located outside any of Natural Cambridgeshire's Priority Landscapes and has limited potential to contribute towards improvements in strategic habitat connectivity.
	• Ensure current strategic ecological networks are not compromised, and future improvements in strategic habitat connectivity are not prejudiced?	-	
SA7	• Make efficient use of land whilst also protecting the form and character of the local area?	+	The site consists of two distinct areas, the western part is wooded with trackways and amenity space, the eastern part is much more open and used as grassed amenity space. As such built development should only be provided on the eastern part of the site as this would avoid the loss of trees in a conservation area and limit the impact on development on surrounding character. All of its edges are heavily vegetated apart form its northern edge where it fronts onto Manor Farm Road. It relates well to the settlement as it is located between the residential properties of West Lodge (to the east) and Home Farm (to the west), with it wrapping around the southern boundary of Home Farm. Waresley Stud Park to the south of the site has various commercial and equestrian buildings. The site promoter has put the site forward for 5 self and custom build plots, taking into account that the eastern part of the site consists of some 1ha of land, this is very low density but would be in keeping with surrounding densities.
SA8	• Be unlikely to cause or suffer from widespread light, noise, odour or visual pollution?	+	The proposal is distant from major sources of pollution and not of a scale likely to cause substantial pollution.

8 Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
SA9	• Contribute to meeting a wide range of the types, sizes and tenures of housing needed across the district? • Meet the needs of specific housing groups such as gypsies and travellers or older people? • Contribute to diversification of the housing supply by being no more than 1 ha in size?		The site is promoted for self and custom build housing. The whole of the site is more than 1ha in size, however the area of the site where development would be focused (the grassed amenity area) is about 1ha in size.
SA10	• Minimise the distance people need to travel to access town centres and local convenience shops?		The closest town centre is St Neots which is around 11kms from the site. Waresley does not have a local convenience shop but there is Waresley Park Garden Centre which does provide an option for some food shopping, this is about 950m form the site. There is no primary school within the village, closest being in the nearby village of Great Gransden which is in excess of 800m. The site is within 800m of a village hall, Church f St James The Great and a cricket pitch.
	• Minimise the distance people need to travel to access education facilities?		
	• Minimise the distance people need to travel to access leisure and cultural facilities?		
SA11	• Facilitate access to a range of employment opportunities?		The site is within 5kms of the Sand Road and Hardwicke Road Industrial Estates. Ultrafast broadband is available in the immediate vicinity.
	• Be in a location with high quality digital infrastructure?		
SA12	• Benefit from access to public transport infrastructure?		The site is located around 11kms from St Neots railway station. The site is within 800m of a bus service. There is no exiting footpath along Manor Farm Road.
	• Benefit from access to active travel infrastructure for practical and social activities?		
SA13	• Provide opportunities for the creation of new businesses beyond supporting people working from home?	**N**	The proposal Is for residential development.

Stages B3 to B5: Predicting and evaluating the effects of the Plan and considering its effects 8

SA Objective	Decision aiding questions: Will allocation of the site....	Score	Commentary
	• Facilitate retention or expansion of existing businesses? • Support provision of tourism facilities or services appropriate to the sustainability of its location?		
SA14	• Reinforce the role of town, local and village centres in serving their communities?	N	The proposal does not include new or result in the loss of retail or social facilities or the retention or modernisation of existing facilities.
SA15	• Provide high quality development sensitive to the character of the local environment? • Promote sustainable design solutions? • Provide opportunities to incorporate crime reduction measures?	+	The site is located such that it could be effectively integrated with the existing community.
SA16	• Impact on any heritage assets or their settings?	-	It is wholly located within a conservation area and there is the the grade II listed Home Farm immediately to the north of the site.

Summary of SA

The site is not constrained by flood risk or by nature conservation designations. It is however located within a conservation area am within the setting of a grade II listed building. It has good accessibility to local services and facilities as well as employment opportunities, primary education and transport within nearby settlements such as Great Gransden and St Neots. It is located within the built form of Waresley, as such development would relate well to the settlement and could to be integrated with the existing place and community. Development should however be focused on the open grassed area to retain the existing trees and woodland habitat on site.

Updates after initial appraisal

9 Stage B6: How we propose to monitor the significant effects of the plan

9.1 This section addresses B6: Proposing measures to monitor the significant effects of implementing the plan.

9.2 Monitoring is a key process in assessing the impacts of planning policy and whether planning policy is having the desired impact and can form part of evidence for future Local Plan reviews.

9.3 Measures to monitor the implementation of the Local Plan would be largely based on the existing monitoring arrangements and published in the Authority Monitoring Report (AMR) containing information on the implementation of the Local Development Scheme (the timetable for production of the Local Plan), and the extent to which policies set out in development plan documents are being achieved and targets being met.

9.4 The purpose of the AMR is to make data and information available on the performance of the policies within the Local Plan and how and where growth is being delivered. This shares the performance and achievements of the planning service with the public, as well as showing historic trends through the framework of policy indicators.

9.5 Each policy in the preferred options Local Plan has at least one monitoring indicator to monitor their implementation and will be recorded in the AMR. Each policy and their monitoring indicator are set out n the following table. The progress of residential development sites (including mixed use with residential elements) will be monitored through the production of a housing trajectory which will also be set out in the AMR.

Stage B6: How we propose to monitor the significant effects of the plan 9

Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 1	How much development do we expect?	• Number of additional homes completed within the district • Amount of additional employment floorspace completed within the district	5, 8	9, 11	• Cambridgeshire County Council (Policy and Insight Team)
LP 2	Our Strategy for Change	• Amount and type of employment land available • Number and % of housing completions by settlement and tenure type (including the North Huntingdon Growth Cluster) • Amount and % of employment development by settlement type • CIL receipts/expenditure monitoring • Gross number and % new dwellings on previously developed land • Amount and % of employment floorspace developed on previously developed land • Progress on neighbourhood plans	2, 4, 5, 7, 8	1, 2, 3, 4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 3	How will infrastructure be provided	• Annual CIL receipts/ expenditure monitoring S106 monitoring • Completion of A428 upgrade • Commencement/ completion of A141 upgrade • Provision of additional capacity at water recycling centres as identified in the Infrastructure Delivery Plan	3, 9, 13, 14, 15	10, 12, 15	• Huntingdonshire District Council • National Highways • Cambridgeshire and Peterborough Combined Authority
LP 4	Securing infrastructure provision				
LP 5	Settlement Hierarchy	• Distribution of planning permissions across the district	4, 5, 8	4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team)

9 Stage B6: How we propose to monitor the significant effects of the plan

Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 6	Market Towns	• Number and percentage of housing completions by settlement type • Amount and percentage of employment development completed by settlement type	4, 5, 8	4, 9, 11	• Cambridgeshire County Council (Policy and Insight Team)
LP 7	Service Centres				
LP 8	Local Service Villages				
LP 9	Villages				
LP 10	Hamlets and the Countryside	• Number of planning permissions granted on unallocated sites on grade 1 and 2 agricultural land	10	4	• Cambridgeshire County Council (Policy and Insight Team)
LP 11	Health and well-being	• Number and % of planning permissions granted for large scale development for residential or employment use with a supporting health impact assessment	3, 7, 9	10, 15	• Huntingdonshire District Council
LP 12	Green and Blue Infrastructure	• Losses to biodiversity habitat • Additions to biodiversity habitat • Total change in biodiversity habitat	2, 10, 11	5, 6, 7	• Cambridgeshire & Peterborough biodiversity Environmental Records Centre (CPERC)
LP 13	Managing Flood Risk	• Number of planning permissions granted contrary to the advice of the Environment Agency	2, 9, 10, 11, 15	1, 2, 3, 15	• Environment Agency
LP 14	Managing Waste Water	• Number of planning permissions granted contrary to water service providers	2, 10, 11	1, 2, 3, 15	• Anglian Water • Environment Agency • Middle Level Commissioners • Local Lead Flood Authority

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Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 15	Managing Surface Water	• Number of planning permissions granted contrary to the advice of a responsible agency on flooding or water quality grounds	2, 10, 11, 15	1, 2, 3, 15	• Anglian Water • Environment Agency • Middle Level Commissioners • Local Lead Flood Authority
LP 16	Water Efficiency	• Number of planning permissions granted contrary to the l/p/d	2, 1, 7, 12	1, 2, 3, 15	• Huntingdonshire District Council
LP 17	Approach to renewable energy schemes	• Number of planning applications for energy schemes permitted • Permitted renewable energy capacity in MW • Completed renewable energy capacity in MW	1, 7, 12	1, 2	• Cambridgeshire County Council (Policy and Insight Team)
LP 18	Transport, Travel and Connectivity	• Progress made on strategic transport projects including the A141 and East West Rail • Number of CIL payments for travel and connectivity improvements	13, 14, 15	10, 12	• Huntingdonshire District Council • National Highways • Cambridgeshire and Peterborough Combined Authority
LP 19	Design context and character	• Number of planning applications refused where the grounds of refusal was based on their adverse impact on their surroundings	1, 7, 9, 10	7, 15, 16	• Huntingdonshire District Council
LP 20	Creating high quality places and spaces	• Number of planning applications refused where the grounds of refusal was based on failure to create high quality places and spaces	1, 7, 9, 10	7, 15, 16	• Huntingdonshire District Council
LP 21	Placemaking for larger scale developments	• Number of planning applications granted for large scale development supported by an appropriate masterplan	1, 7, 9, 10	7, 15	• Huntingdonshire District Council

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Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
		• Number of outline applications for large scale major development supported by a design principles plan and parameter plan • Number of planning applications granted for large scale major development supported by an appropriate masterplan and/or design code			
LP 22	Ensuring amenity for new buildings and neighbours	• Number of applications refused where grounds of refusal included detriment to neighbouring properties	1, 7	8, 15	• Huntingdonshire District Council
LP 23	Minimising embodied carbon in new buildings	• Number of applications requiring demolition	10	1, 2	• Huntingdonshire District Council
LP 24	Minimising operational energy consumption in new buildings	• Number of applications for new residential dwellings refused for not meeting the Future Homes standard • Number of non-residential applications refused for not meeting the BREAAM 'Very Good' standard	1, 7, 12	1, 2	• Huntingdonshire District Council
LP 25	Making existing buildings more energy efficient	• Number of applications where this policy applies	1, 7, 12	1, 2	• Huntingdonshire District Council
LP 26	Supporting carbon capture through nature	• Number of applications refused for not providing sufficient nature based solutions • Number of applications impacting carbon stores	1, 7, 11, 12	1, 2, 5, 6	• Huntingdonshire District Council • Natural England • Great Fen

Stage B6: How we propose to monitor the significant effects of the plan 9

Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 27	Supporting active and sustainable travel	• Number and % of housing completions by settlement type • Number and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan	2, 9, 14, 15	9, 12	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 28	Parking and Vehicle Movement	• Number of new homes permitted with no off street parking • Number of cycle storage spaces permitted per dwelling/ per non-residential unit	1, 7, 10	15	• Huntingdonshire District Council
LP 29	Electric vehicle charging points	• Number of EV charging points provided per application	1, 7, 10	1, 2	• Huntingdonshire District Council
LP 30	Preventing and reducing air pollution	• Number of planning applications refused in an AQMA based on air quality impacts • Number of planning permissions granted which require a low emissions strategy	1, 7	7, 8, 15	• Huntingdonshire District Council
LP 31	Preventing and reducing ground contamination and groundwater pollution	• Number of planning permissions granted with an agreed contamination mitigation strategy • Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed	1, 7	8	• Huntingdonshire District Council
LP 32	Protecting and enhancing Established Employment Areas	• Amount and type (use class) of development completed within EEAs • Amount of development completed or committed on land immediately adjoining and	4, 5, 6	11, 13	• Cambridgeshire County Council (Policy and Insight Team)

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Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
		capable of being integrated with an Established Employment Area for uses E(g)(i to ii), B2, and B8			
LP 33	Expansion and diversification of rural businesses	• Amount, (use class) and type and floorspace of development completed within the countryside	4, 5, 6	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 34	Shaping new businesses in the countryside				
LP 35	Enabling key clusters and innovation-led growth	• Amount and type (use class) of development completed as approved through this policy, including the identification of cluster typologies	4, 5, 6	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 36	Enabling logistics and distribution	• Amount and type (use class) of development completed for B8 (storage and distribution)	4, 5, 6	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 37	Helping tourism and recreation in the countryside	• Number of permissions granted for tourism, sport and recreation in the countryside by use	4, 10, 11	11, 13	• Cambridgeshire County Council (Policy and Insight Team)
LP 38	Defining our Retail Hierarchy	• Use class and amount of retail floorspace gained or lost within defined Town Centres and Local Centres	6	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 39	Promoting Town Centre Vitality	• Use class and amount of retail floorspace gained or lost within defined Town Centres	6	13, 14	• Cambridgeshire County Council (Policy and Insight Team)

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Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 40	Supporting Local Services and Facilities	• Use class and amount of retail floorspace gained or lost within defined Local Centres	6	13, 14	• Cambridgeshire County Council (Policy and Insight Team)
LP 41	Providing affordable homes	• Number and percentage of affordable homes completed	8	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 42	Promoting a mix of housing	• Numbers of homes completed of each of 1, 2, 3 and 4(+) bedrooms	7, 8	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 43	Ensuring accessible and adaptable homes	• Proportion of homes built to standard M4(2) accessible and adaptable homes • Proportion of homes built to standard M4(3) wheelchair user homes	7, 8	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 44	Facilitating self and custom build homes	• Number of self and custom build CIL exemptions granted	8	9	• Huntingdonshire District Council
LP 45	Supporting specialist housing	• Number of self-contained (C3) specialist homes permitted by tenure • Number of bedspaces in C2 residential institutions permitted	7, 8	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 46	Supporting houses in multiple occupation	• Number of bedspaces granted through construction or conversion of housing into licenced houses in multiple occupation	7, 8	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 47	Promoting Rural Exceptions Housing	• Number of affordable homes completed on rural exceptions schemes	7, 8	9	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council

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Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
LP 48	Gypsies,Travellers and Travelling Showpeople	• Number of Gypsy and Traveller pitches permitted • Number of Travelling Showpeople plots permitted	8	9	• Cambridgeshire County Council (Policy and Insight Team)
LP 49	Protecting our nature conservation sites	• Losses to biodiversity habitat • Total Change in habitats % of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition	10, 11	6, 7, 8	• Cambridgeshire & Peterborough biodiversity Environmental Records Centre (CPERC)
LP 50	Enhancing Biodiversity and Geodiversity	• Biodiversity Net Gain achieved across permissions • Number S106 Agreements made • Number conservation covenants agreed • Number of conditions discharged	2, 10, 11	6, 7, 8	• Huntingdonshire District Council
LP 51	Protecting our trees, woodlands, hedges and hedgerows	• Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows	10, 11	6, 7, 8	• Huntingdonshire District Council
LP 52	Protecting our Open Spaces	• Amount of leisure and recreation uses permitted • Number of LGS designations made in neighbourhood plans	2, 9	5, 10	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council
LP 53	Heritage Assets and their Settings	• Number and % of planning applications refused on grounds of impact on heritage assets	10	7, 16	• Huntingdonshire District Council • Historic England Heritage at Risk Register

Stage B6: How we propose to monitor the significant effects of the plan 9

Draft Policy no.	Draft Policy	Indicator	Related Local Plan objective	Related SA objective	Date Source
		• Number of conservation area statements reviewed • Number of heritage assets on the heritage at risk register			
LP 54	Water related Development	• Number of moorings granted permission for leisure and residential use • Number of applications where this policy was applied	10, 11	6, 15	• Cambridgeshire County Council (Policy and Insight Team) • Huntingdonshire District Council

10 Stage C - Prepare the SA Report

C:	Prepare the Sustainability Appraisal Report.	The purpose of this stage is to present the findings from Stage B in a form suitable for public consultation and use by decision makers.

10.1 The Sustainability Appraisal Report is a key output and a critical part the SA process. It is a specific requirement of the SEA requirements (see 2 'Sustainability Appraisal Methodology'), where it is known as the Environmental Report. As such, this stage consists of the following task:

- C1: Preparing the Sustainability Appraisal Report

10.2 In deciding the length and the level of detail to be provided in a Sustainability Appraisal Report, we need to bear in mind its purpose as a public consultation document. It is likely to be of interest to a wide variety of readers, including decision-makers, other plan/ programme-making authorities, statutory consultees, non-government organisations, and members of the public. As such it needs to be prepared with this range of users in mind. It is also required to include a 'Non-technical Summary'.

10.3 At the Preferred Options Local Plan stage (Autumn 2025), we have started to prepare the SA report (this report) but it is an iterative process and later stages will be completed as the Local Plan Update progresses. This section has been retained here for completeness and to show the full SA process.

11 Stage D - Consultation and development of the Plan

D:	Consultation and development of the plan.	The purpose of this stage is to consult on the report, to appraise significant changes to the plan objectives, options and preferred options/ policies appraised in Stage B and to explain how the SA process has shaped the plan.

11.1 This stage gives the public and consultation bodies an opportunity to express their opinions on the findings of the environmental report and to use it as a reference point in commenting on the plan. It is also an opportunity to gather more information through the opinions and concerns of the public. Consultation and engagement ensures the environmental implications of any significant changes to the draft plan are assessed and taken into account. It is also provides information on how the Sustainability Appraisal Report and consultees' opinions were taken into account in deciding the final format of the plan to be adopted.

11.2 This stage consist of the following tasks:

- D1: Public participation on the draft plan and the Sustainability Appraisal report
- D2: Appraising significant changes
- D3: Making decisions and providing information

11.3 At the Preferred Options Local Plan stage (Autumn 2025), this stage is to be completed but has been retained here for completeness to show the full SA process.

12 Stage E - Monitoring and implementation of the Plan

E:	Monitoring the implementation of the plan.	The purpose of this stage is to establish ways of considering whether or not to review the plan and to enable sustainability appraisal processes for future plans.

12.1 Monitoring allows the actual significant environmental effects of implementing the Local Plan to be tested against those predicted and so helps to ensure that any problems which arise during implementation, whether or not they were foreseen, are identified and future predictions made more accurately.

12.2 Monitoring can help provide the baseline information for future plans and programmes, and in preparing information which will be needed for EIAs of projects. Monitoring and evaluation of progress towards objectives and targets can form a crucial part of the feedback mechanism. Feedback from the monitoring process helps to provide more relevant information that can be used to pinpoint specific performance issues and significant effects, and ultimately lead to more informed decision-making.

12.3 This stage consists of the following two tasks:

- E1: Developing aims and methods for monitoring
- E2: Responding to adverse effects

12.4 At the Preferred Options Local Plan stage (Autumn 2025), this stage is to be completed but has been retained here for completeness to show the full SA process.