

Sustainability Appraisal for Development Management DPD Development of Options

Huntingdonshire LDF | Sustainability Appraisal for Development Management DPD Development
of Options

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1 Introduction

1.1 This report comprises the draft Sustainability Appraisal which accompanies the Development Management DPD: Development of Options.

1.2 The Council is currently in the process of producing its Local Development Framework as a result of recent changes to the planning system. The Core Strategy has now been submitted and will be considered by a planning inspector at hearings in March 2009. The Development Management DPD must be in conformity with the Core Strategy and provides detailed policies against which planning applications will be assessed.

Purpose of Sustainability Appraisal

1.3 The Council is required, by law ⁽¹⁾, to carry out Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of local development documents which comprise the LDF. Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005) (hereafter referred to as SA Guidance) recommends that the two requirements are met through a single combined process. This document therefore incorporates both the SA and SEA requirements, and throughout these two processes will be referred to as 'Sustainability Appraisal' (SA). Its overarching aim is to achieve sustainable development.

1.4 The purpose of the SA was to assist Huntingdonshire District Council's Development Plans Team prepare the Development Management DPD: Development of Options document for consultation by carrying out the following:

- Identifying the key sustainability issues facing the District
- Assessing the likely effects of the Preferred Options on these issues
- Putting forward recommendations that might mitigate against these effects

1.5 In order to keep this report to a manageable size it has been considered necessary to cross-reference other reports detailing earlier stages of the analysis, rather than incorporating large amounts of duplicate text into this version. It is therefore recommended that this draft Final SA is read alongside the SA Scoping Report 2007, the Development Control Policies Issues and Options Paper and the ISA of the Issues and Options paper and the Core Strategy Preferred Options Report and its accompanying draft Final SA.

1.6 This report does not represent an Appropriate Assessment under Article 6(3) and 6(4) of the Habitats Directive 92/42/EEC. A separate report will be compiled by Scott Wilson Ltd, on behalf of the Council, to meet the requirements of the aforementioned legislation.

1 Section 19(5) of the Planning and Compulsory Purchase Act 2004

2 Methodology

Purpose of Sustainability Appraisal

2.1 The Council is required, by law ⁽²⁾, to carry out a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) of local development documents which comprise the LDF. Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005) (hereafter referred to as SA Guidance) recommends that the two requirements are met through one process. This SA incorporates both the SA and SEA requirements, and throughout the document these two processes will be referred to as 'Sustainability Appraisal' (SA). Its overarching aim is to achieve sustainable development.

2.2 The purpose of the SA was to assist Huntingdonshire District Council's Development Plans Team prepare its Development Control Policies Preferred Options report for consultation by carrying out the following:

- Identifying the key sustainability issues facing the District
- Assessing the likely effects of the Preferred Options on these issues
- Putting forward recommendations that might mitigate against these effects

2.3 In order to keep this report to a manageable size it has been considered necessary to cross-reference other reports detailing earlier stages of the analysis, rather than incorporating large amounts of duplicate text into this one. It is therefore recommended that this draft Final SA is read alongside the SA Scoping Report 2007, the Development Control Policies Issues and Options Paper and the ISA of the Issues and Options paper and the Core Strategy Preferred Options Report and its accompanying draft Final SA.

2.4 This report does not represent an Appropriate Assessment under Article 6(3) and 6(4) of the Habitats Directive 92/42/EEC. A separate report will be compiled by Scott Wilson Ltd, on behalf of the Council, to meet the requirements of the aforementioned legislation.

How was the SA carried out?

2.5 Preparation of the SA process, including producing the Scoping Report and the Initial SA carried out as part of Issues and Options consultation has been completed in house by members of the Development Plans Team.

2.6 The draft Final SA has been produced alongside preparation of the Preferred Options Report and has informed development of the Preferred Options. The SA process was carried out during February 2008. The draft Final SA report accompanies the Development Control Policies Preferred Options Report and forms pre-submission public participation ⁽³⁾.

2.7 The Planning Officer responsible for carrying out the SA appraised the policies in the Preferred Options Report against the SA framework developed in the Scoping process (see Appendix 1) and produced a number of detailed appraisal matrices (see Appendix 2) from which conclusions were drawn (see section 6). Once complete, the draft report was reviewed in house by other officers and recommended changes to the Preferred Options report made, before undergoing consultation alongside the Development Control Policies Preferred Options Report.

2.8 SA guidance sets out the various stages and tasks involved in completing the SA process. This SA report comprises the third phase of SA processes that have been carried out by Huntingdonshire District Council including:

- Scoping Report for SA (stages A1-A4)

2 Section 19(5) of the Planning and Compulsory Purchase Act 2004

3 Regulation 26 The Town and Country Planning (Local Development) (England) Regulations 2004

- Initial SA of Development Control Policies DPD Issues and Options paper (a list of consultees to whom this was sent is set out in table 1.2)
- Draft Final SA of Development Control Policies DPD Preferred Options Report

Relationship between Sustainability Appraisal and the Development Plan

2.9 The production of a Scoping Report is the first stage in incorporating the Sustainability Appraisal process within the Huntingdonshire Local Development Framework. The full process varies for the production of Development Plan Documents (DPD) or Supplementary Planning Documents (SPD). However for both of these processes, sustainability appraisal is an integral part of the plan preparation process. SA Guidance sets out guidance on how to carry out SA as an integral part of plan making. The stages involved in carrying out a sustainability appraisal of a DPD are set out in Table 2.1.

2.10 The purpose of the Scoping Report is to set the context and objectives, and decide on the scope of the sustainability appraisal. This process generated a set of sustainability appraisal (SA) objectives that form the Sustainability Appraisal (SA) Framework used to appraise the policies contained in the Development Control Policies Preferred Options Report.

2.11 The preparation of this draft Final SA report is covered by Stage C and consultation on the Report covered under Stage D. It should be stressed that this is an iterative process and the tasks and stages overlap and inform each other.

Table 1 Stages involved in the SA of a DPD

DPD Stage 1: Pre-production - Evidence gathering
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope • A1: identifying other relevant policies, plans and programmes and sustainable development objectives • A2: Collecting baseline information • A3: Identifying sustainability issues and problems • A4: Developing the SA framework • A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA Stages and tasks
Stage B: Developing and refining the options and assessing effects • B1: Testing the DPD objectives against the SA framework • B2: Developing the DPD options • B3: Predicting the effects of the draft DPD • B4: Evaluating the effects of the draft DPD • B5: Considering the ways of mitigating adverse effects and maximising beneficial effects • B6: Proposing measures to monitor the significant effects of implementing the DPD
Stage C: Preparing the Sustainability Appraisal Report
• C1: Preparing the Report
Stage D: Consulting on Preferred Options of the DPD and SA Report

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- D1: Public participation on the Preferred Options of the DPD and the SA report - D2 (i): Appraising significant changes
DPD Stage 3: Examination
SA Stages and tasks
D2(ii): Appraising significant changes resulting from representations
DPD Stage4: Adoption and monitoring
SA Stages and tasks
D3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the DPD
- E1: Finalising aims and methods for monitoring - E2: Responding to adverse effects

2.12 The Council, in partnership with South Cambridgeshire District Council and Scott Wilson Ltd previously produced a Scoping Report in 2005 which was issued for consultation in 2005. This Scoping Report has recently been up-dated and revised to be in accordance with SA guidance and has been sent out to all the statutory environmental bodies and a number of other organisations for consultation. The updated Scoping Report (2007) sets out the following:

Stage A1: Review of plans, policies and programmes

2.13 Identification of international, national, regional and local documents with the regional and local documents reviewed in more detail in terms of identifying key objectives or strategies. This review led to the development of key themes for which baseline data (Stage A2) was required.

Stage A2: Baseline data

2.14 Data was collated according to the themes identified in A1. This led to an understanding of key issues (Stage A3).

Stage A3: Key issues

2.15 Sets out the identification of key issues in the District with a consideration of how the LDF could address the issues. Indicators from the A2 baseline data were identified which were considered appropriate to measure sustainability of the LDF.

Stage A4: SA Objectives

2.16 From understanding the key issues identified in Stage A3, a SA Framework, including SA objectives was developed. These objectives are the main tool for appraising the Huntingdon West Area Action Plan: Options. Appendix 6 of the SA Scoping Report sets out the SA Framework which will be used to assess all local development plan documents and forms the basis of the monitoring framework.

Difficulties encountered in writing the SA

2.17 Timing and resources have been significant challenges throughout the SA process, from beginning the Scoping process to writing the draft Final SA report. The baseline data collated as part of the Scoping process presented specific problems as, in some cases, data was simply not available. The recent update of the Scoping Report has made the baseline data more reliable, but there still remain gaps in data collection which present challenges when carrying out SA of local development documents.

2.18 A particular difficulty encountered when carrying out the Initial SA as part of Issues and Options consultation on the Development Control Policies, was that options presented were not specific. This made carrying out the SA, specific by its nature, difficult. Lack of information on the exact type of location of development presented problems, particularly when assessing impacts on, for example, biodiversity. The subsequent recommendations or mitigation measures offered within the ISA were often very broad. Similar issues have been encountered when carrying out this draft Final SA however, as the policy becomes more detailed so too can the SA process. Issues surrounding gaps in data collection still presented challenges.

Judgements and Assumptions

2.19 Throughout the SA judgements of the effects have had to be made. Attempts to remedy this have been made by ensuring an external review of the Scoping process and ensuring an internal review was carried out for the draft Final SA.

2.20 This draft Final SA has been undertaken on the basis of the likely effects of the implementation of the Council's Preferred Options. Judgements have therefore been made on the basis of:

- The current sustainability issues and trends facing the region
- The likely influence of the Preferred Options on these trends compared to other factors such as government policies, market forces and funding priorities
- The powers available to the planning system to achieve what the Preferred Options DPD sets out to achieve

2.21 Throughout the SA process, the cumulative and synergistic effects have been looked at in accordance with government SA guidance. Where reference is made to 'long term effects,' this is assumed to cover the lifespan of the plan period. Short and medium timescales will vary according to particular types of effect, but are assumed to occur within the plan period and approximately take effect during the first 5-10 years (short term) and during years 10-15 (medium) with long term effects assumed to occur thereafter.

Outline of Development Control Policies DPD content and objectives

2.22 The Core Strategy will set the framework for how Huntingdonshire will develop up to 2026. It will contain strategic policies to manage growth and guide new development. It forms the lead document in Huntingdonshire's Local Development Framework which will comprise a suite of Development Plan Documents and Supplementary Planning Documents. These all have to be consistent with the Core Strategy once it is adopted. Having undertaking Regulation 26 pre-submission public participation ⁽⁴⁾ in 2007, the Core Strategy is now moving towards submission stage. ⁽⁵⁾

2.23 The Development Control Policies DPD builds upon the strategic content of the Core Strategy, providing more detailed advice through a suite of policies for use in determining planning applications for the District.

4 The Town and Country Planning (Local Development) (England) Regulations 2004

5 Regulation 27 The Town and Country Planning (Local Development) (England) Regulations 2004

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2.24 Preparation of Development Control Policies Preferred Options has been informed by the consultation responses and the Initial SA of the Issues and Options paper. The Preferred Options report sets out the Council's Preferred Options and policies. It has been set out in two volumes – volume one takes the form of a draft plan with policies and their reasoned justification and volume two records the development of policies, including the results of community involvement and conclusions drawn from the Initial SA. This second volume comprises the audit trail of plan development.

2.25 The Development Control Policies Preferred Options report sets out the following policies:

Promoting Sustainable Development
DC1: Design quality
DC2: Amenity
DC3: Accessibility, adaptability and security
DC4: Car and cycle parking
DC5: Development in the countryside
DC6: Biodiversity
DC7: Trees, hedgerows and other environmental features
DC8: Protection of open space and recreational land
DC9: Renewable energy
DC10: Flood risk
Delivering housing and a healthy living environment
DC11: Housing density
DC12: Housing mix
DC13: Dwellings in the countryside
DC14: Extra care housing, nursing and care homes
DC15: Provision of sports and recreational facilities and open space
Supporting prosperous communities
DC16: Location of office development
DC17: Location of industrial and warehouse development
DC18: Redevelopment of office, industrial and warehouse sites
DC19: Location of tourist facilities
DC20: Farm diversification
DC21: Location of retail and leisure development
DC22: Town centres, primary shopping areas and primary frontages
DC23: Retention of key local services and facilities
Protecting and enhancing the environment
DC24: Re-use and redevelopment of rural buildings
DC25: Protected habitats and species
DC26: Great Fen Project
DC27: Landscape character

DC28: Conservation areas
Monitoring and implementation
DC29: Phasing
DC30: Monitoring

2.26 As the primary aim of the Development Control Policies DPD is to guide implementation of the Core Strategy DPD it was considered appropriate not to include separate objectives to those contained in the Core Strategy: Preferred Options Report. The compatibility appraisal of the Core Strategy DPD objectives and the SA objectives therefore stand for the Development Control Policies DPD. This matrix can be found on page 56 of the Core Strategy draft Final SA.

Requirements of the SEA Directive

2.27 Annex 1 of the SEA Directive ⁽⁶⁾ sets out the information that must be provided in the Environmental Report. This is set out in the table below and the information which has been included within this SA Report has been identified.

Environmental Requirements (as set out in Annex 1 of SEA Directive)	Where covered in the SA Report/Scoping Report (2007)
a) an outline of the contents, main objectives of the plan or programmes and relationship with other relevant plans and programmes;	Section 2 of this report outlines the policies contained in the Development Control Policies DPD, Table 3.1 lists relevant programmes reviewed and Appendix 2 of the Scoping Report details the relationship to the Plan
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Detailed in Section 4 of the Scoping Report
c) the environmental characteristics of areas likely to be significantly affected;	Detailed in Section 4 of the Scoping Report and summarised in Table 3.2 of this report
d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive)	Detailed in Section 4 of the Scoping Report and summarised in Table 3.2 of this report
e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Identified during the context review of the baseline data and reflected in the Plan policies (Section 2)
f) the likely significant effects ⁽⁷⁾ on the environment, including on issues such as biodiversity, population,	Appendix 2 with summary provided in Section 4 of this report, including Table 4.2

6 Directive 2001/42/EEC

7 These effects should include secondary, cumulative, synergistic, short, medium and long term permanent and temporary, positive and negative effects

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human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between the above factors;	
g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Appendix 2 of this report
h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 3 and 4 of this report (informed by Appendix 6 which details the ISA of policy options and alternatives. Also Volume 2 which details the consultation responses received)
i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Section 5 and Appendix 5 of this report
j) a non-technical summary of the information provided under the above headings	Accompanies this report

Issues and Options Consultees

Table 4 Issues and Options consultees

Statutory consultees and other agencies	Health care and welfare bodies
Environment Agency	Cambridgeshire Primary Care Trust
English Heritage	East of England Strategic Health Authority
Highways Agency	Cambridgeshire ACRE
Natural England	
Regional governmental bodies	Other national or regional bodies
Government Office for the East of England	East of England Tourist Board
	Sport England
Local authorities	Infrastructure and service providers
South Cambridgeshire District Council	Cambridge Water Company
Fenland District Council	Anglican Water Services
Peterborough City Council	Network Rail
Cambridgeshire County Council	TRANSCO
Northamptonshire County Council	National Grid
East Northamptonshire District Council	Mobile Operators Association
Bedford Borough Council	
Mid Bedfordshire District Council	

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Parish and Town Councils in Huntingdonshire	
Cambridgeshire Association of Local Councils	
Biodiversity and rural affairs	Housing Associations and other bodies
CPRE Cambridgeshire	Cambridge Housing Society
The British Horse Society	Luminus
Wildlife Trust	Bedfordshire Pilgrims Housing Association
Cambs and Peterborough Biodiversity Partnership	Muir Group Housing Association
The Ramblers Association	Nene Housing Association
	Granta Housing Society
	The Guinness Trust
	CABE
Other local groups and bodies	Other local groups and bodies (cont)
Huntingdon Town Centre Partnership	St Ives Town Centre Initiative
St Neots Town Centre Initiative	Civic Trust
Ramsey Town Centre Initiative	Cambridgeshire Horizons

Sustainability Objectives, Baseline and Context

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3 Sustainability Objectives, Baseline and Context

Review of relevant plans, programmes and policies

3.1 The Development Control Policies DPD needs to take into account a wide range of other plans, policies and programmes. These may contain policy objectives or specific requirements that need to be addressed through the new plan. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the objectives against which emerging policies should be appraised, as well as pointing to particular issues and problems that need to be tackled.

3.2 The review of plans and programmes is relevant in setting the context for the Development Control Policies Preferred Options – table 3.1 lists the relevant plans and policies and appendix 2 of the Scoping Report (2007) contains a detailed review of these.

Collection of baseline data and description of the social, environmental and economic baseline characteristics likely to be effected

3.3 Collection of baseline information is fundamental to the SA process to provide a background to and evidence base for identifying both sustainability problems in Huntingdonshire and alternative ways of dealing with them. The baseline information has informed the development of the SA Framework and provides the basis for monitoring effects of plans.

3.4 Appendix 3 sets out the baseline information that has been collected. The baseline data is presented in the form of indicators and identifies the current situation for the District and also a comparator – usually Cambridgeshire or the East of England which was collated from District, County and Regional monitoring.

Difficulties and limitations in collecting and analysing the data

3.5 The Council's difficulties in collecting the baseline data are consistent with those of other authorities and reflect some deep-rooted problems with the reliability of information sources informing this process. A number of specific problems were identified:

3.6 *Data availability/ applicability*

- Data for some indicators is not available because it is derived from external sources which do not monitor it, or which have not yet established monitoring systems. (The same limitation applies to government sustainability targets, many of which are not yet defined.)
- The same issue affects data at sub-District level and their absence may reflect the high cost of data collection and / or monitoring to the Council or other bodies such as the Environment Agency
- Boundaries of natural features (landscape areas; river catchments) extend beyond the administrative boundaries so that data on some larger continuous features is difficult to collect

3.7 *Data quality/ comparability*

- Time series data are very limited and if they exist often only a couple of data points are available
- The best or most consistently monitored data is for contextual indicators, whereas recent LDF monitoring guidance identifies the need to prioritise local outcome indicators which monitor the impacts of the DPD as directly as possible

Sustainability Objectives, Baseline and Context

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Summary of information collected and reviewed

3.8 The review of relevant plans and programmes highlighted a number of key characteristics and sustainability issues facing Huntingdonshire, a summary of which can be found in table 3.2. The social, economic and environmental issues that are likely to be affected by the draft policies is presented in Table 4.2.

The SA Objectives

3.9 The SA Framework developed as part of the Scoping process (Appendix 1) has been used to assess the sustainability of each option. This Framework includes the SA objectives along with targets and indicators that make up part of the monitoring and review process - table 3.3 sets out the objectives and decision aiding questions.

3.10 It is important that the SA Framework reflects local circumstances that can be influenced by the new development planning system. The SA Objectives are used to appraise each policy or option, the detailed matrices for which can be found in Appendix 2 and summaries in section 4.

Relevant Plans and Programmes

Table 5 Relevant Plans and Programmes

International
European Landscape Convention (2007)
Commitments arising from the World Summit on Sustainable Development, Johannesburg (2002)
Water Framework Directive 2000/60/EEC (2002)
European Strategy on Sustainable Development (2001)
Directive on Electricity Production from Renewable Energy Sources 2001/77/EC (2001)
The Sixth Environmental Action Programme of the European Community 1600/2002/EEC
The UN Millennium Declaration and Millennium Development Goals (2000)
European Spatial Development Perspective (May 1999)
EC Council Directive 99/31/EC on Landfill of Waste (1999)
European Biodiversity Strategy (1998)
Kyoto Protocol (1992)
EC Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
Air Quality Framework Directive 96/92/EC (1996)
EC Council Directive 85/337/EEC & 97/11/EC on the Assessment of the Effects of certain Public and Private Projects in the Environment (1985)
EC Council Directive 79/409/EEC on the Conservation of Wild Birds (1979)
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)

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National
Homes for the future: more affordable, more sustainable, DCLG (July 2007)
Eco Town Prospectus, DCLG (July 2007)
Circular 04/2007: Planning for Travelling Showpeople, DCLG (2007)
Building a Greener Future: Towards Zero Carbon Development, DCLG (2006)
Good Practice Guide on Planning for Tourism, DCLG (2006)
Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005)
A Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)
Securing the Regions' Future - Strengthening the Delivery of Sustainable Development in the English Regions, DEFRA (2006)
Climate Change, the UK Programme 2006, HM Government (2006)
Local Quality of Life Indicators - A Guide to Local Monitoring to Complement the Indicators in the UK Government Strategy, The Audit Commission (Aug 2005)
Securing the Future - Delivering the UK Sustainable Development Strategy, DEFRA (March 2005)
One Future Different Paths - the UK's Shared Framework for Sustainable Development, DEFRA (March 2005)
Delivering Choosing Health: Making Healthier Choices Easier, DoH (March 2005)
Sustainable Communities: Homes for All, ODPM (2005)
Sustainable Communities: People, Places and Prosperity, ODPM (2005)
Choosing Health: Making Healthier Choices White Paper, DoH (Nov 2004)
The Future of Transport: A Network for 20230 White Paper, DfT (July 2004)
Energy White Paper: Our Energy Future - Creating a Low Carbon Economy, DTI (2003)
Working with the Grain of Nature - A Biodiversity Strategy for England, DEFRA (2002)
Transport Ten Year Plan, DfT (2000)
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, DETR (2000)
Planning Policy Statement 1: Delivering Sustainable Development (DCLG 2005)
Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (DCLG 2007)
Planning Policy Statement 3: Housing (DCLG 2006)
Planning Policy Guidance Note 4: Industrial and Commercial Development and Small Firms, (DoE 1992)
Consultation Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (DCLG, 2007)
Planning Policy Statement 6: Planning for Town Centres, (ODPM 2005)
Planning Policy Statement 7: Sustainable Development in Rural Areas (ODPM 2004)
Planning Policy Guidance Note 8: Telecommunications (DETR, 2001)
Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM, 2004)

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Planning Policy Statement 10: Planning for Sustainable Waste Management (ODPM 2005)
Planning Policy Statement 12: Local Development Frameworks (ODPM 2004)
Planning Policy Guidance Note 13: Transport (DETR 2001)
Planning Policy Guidance Note 15: Planning and the Historic Environment (DoE 1994)
Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1990)
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (ODPM 2002)
Planning Policy Guidance Note 19: Outdoor Advertisement Control (DoE 1992)
Planning Policy Statement 22: Renewable Energy (ODPM 2004)
Planning for Renewable Energy A Companion Guide to PPS22 (ODPM 2004)
Planning Policy Statement 23: Planning and Pollution Control (ODPM 2004)
Planning Policy Guidance Note 24: Planning and Noise (ODPM, 2001)
Planning Policy Statement 25: Development and Flood Risk (DCLG 2006)
Development and Flood Risk A Companion Guide to PPS25 'Living Draft' (DCLG 2006)
Regional
Sustainable Communities in the East of England (ODPM 2003)
A Sustainable Development Framework for the East of England (EERA 2001)
Our Environment, Our Future: Regional Environment Strategy for the East of England (EERA 2003)
A Better Life: The role of Culture in the sustainable development of the East of England, (Living East 2006)
A Shared Vision The Regional Economic Strategy for the East of England (EEDA 2004)
EEDA Corporate Plan 2005/06-2007/08 (EEDA 2005)
Regional Planning Guidance for the East of England RPG6 (GO-East 2000)
The East of England Plan - The Secretary of State's Proposed Changes and Further Proposed Changes to the Draft Revision of the Regional Spatial Strategy for the East of England (GO-East Oct 2007)
Draft Revision to Regional Spatial Strategy for the East of England Secretary of State's Proposed Changes and Further Proposed Changes Report of the Habitats Directive Assessment (RPS 2007)
Sustainability Appraisal of the East of England Proposed Changess RSS (ERM 2006)
East of England Regional Waste Management Strategy, East of England Waste Technical Advisory Body (2002)
Sustainable Tourism Strategy for the East of England (East of England Tourist Board 2004)
Framework for Regional Employment and Skills and Action (FRESA) (EEDA 2003)
Regional Social Strategy (EERA 2004)
Sustainable Futures: The Integrated Regional Strategy for the East of England (EERA 2005)
Regional Housing Strategy 2005-2010 (EERA 2005)
Healthy Futures - A Regional Health Strategy for the East of England 2005-2010 (EERA 2005)
Affordable Housing Study: The Provision of Affordable Housing in the East of England 1996-2021 (2003)

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East of England Affordable Housing Study Stage 2: Provision for Key Workers and Unmet Housing Need (2005)
Water Resources for the Future: A Strategy for the Anglian Region (EA 2001)
Towns and Cities Strategy and Action Plan (EEDA 2003)
Towards Sustainable Construction: A Strategy for the East of England (EP, CE GO-East, PECT 2003)
Living with Climate Change in the East of England (East of England Sustainable Development Roundtable 2003)
Great Ouse Catchment Flood Management Plan, Summary of Draft Plan (EA 2007)
County/Sub Regional
Cambridgeshire and Peterborough Structure Plan (Saved Policies) (CCC & PCC 2003)
Cambridgeshire and Peterborough Waste Local Plan (CCC & PCC 2003)
Cambridgeshire and Peterborough Minerals and Waste, Core Strategy Development Plan Document Preferred Options (CCC & PCC 2006)
Cambridgeshire and Peterborough Minerals and Waste, Site Specific Proposals Development Plan Document Preferred Options (CCC & PCC 2006)
Cambridgeshire Local Transport Plan 2006-2011 (CCC 2006)
Environment and Strategy Action Plan (CCC 2002)
Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022 (CCC 2001)
A County of Culture - A Cultural Strategy for Cambridgeshire 2002-2005
Cambridgeshire Landscape Guidelines (CCC 1991)
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (CCC 2001)
Cambridgeshire Biodiversity Action Plan (CCC 2004)
Delivering Renewable Energy in the Cambridge Sub-Region (Cambridge Sub Regional Partners 2004)
Balanced and Mixed Communities - A Good Practice Guide (Cambridgeshire Horizons 2006)
Sustainable Construction in Cambridgeshire - A Good Practice Guide (Cambridgeshire Horizons 2006)
Major Sports Facilities Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)
The Green Infrastructure Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006)
Cambridgeshire Local Area Agreement 2006-2009
Tackling Climate Change in Cambridgeshire (CCC 2005)
Cambridgeshire Environment Report 2005 (CCC 2005)
Cambridgeshire Horizons Business Plan 2004/07 (2004)
A Rural Strategy for Cambridgeshire 2006-2010 (Cambridgeshire ACRE)
Public Library Position Statement 2003 (CCC 2003)
Prospects for Learning (CCC 2001)
Greater Cambridge and Peterborough Tourism Strategy and Action Plan (2007)
Cambridgeshire Supporting People Strategy 2005-2010 (CCC 2005)

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Cambridgeshire Sub Regional Housing Strategy (CCC, ECDC, FDC, FHDC, HDC, StEDC, SCDC 2004)
The Big Plan Cambridgeshire's Children and Young People's Plan 2006-2009 (CCYPSP 2006)
District
Ageing Well in Huntingdonshire A Housing, Health and Social Care Strategy for Older People (HDC 2005)
Community Safety Strategy 2005-2008 (HCSP 2005)
Draft Access Strategy Huntingdonshire PCT (2002)
Draft Strategic Service Development Plan (Hunts PCT 2002)
Huntingdonshire Community Strategy (HDC 2004) & emerging Sustainable Community Strategy (2008)
Huntingdonshire District Council Housing Strategy 2006-2011 (HDC 2006)
Huntingdonshire District Council Housing Needs Assessment Update (2006) & Housing Needs Survey 2002
Huntingdonshire Local Delivery Plan (PCT 2003)
Cultural Strategy for Huntingdonshire 2007-2010 (HDC)
Local Economy Strategy Mid Term Plan 2008-2015 (HDC)
Equality and Inclusion Strategy (HDC 2005)
Huntingdonshire District Council Update of Retail Assessment Study (2007) and Retail Study (2005)
Huntingdonshire District Council Housing Land Availability Study (Oct 2007)
Huntingdonshire District Council Design Guide SPD (June 2007)
Huntingdonshire District Council Landscape and Townscape Assessment (June 2007)
Huntingdonshire District Council Strategic Flood Risk Assessment (2004)
Conservation Area Statements (Various)
Employment Land Review (2007)
Huntingdonshire District Council Open Space, Sport and Recreational Needs Assessment (PMP 2006)

Sustainability Issues in Huntingdonshire

Table 6 Key Sustainability Issues in Huntingdonshire

Sustainability Issue	Implications for LDDs	Evidence base	Policy context
Land, water and resources			
Growth pressures will put increased demands on Greenfield land.	Need to prioritise development on previously developed land (PDL) and ensure that where necessary only the most sustainable Greenfield sites are developed	For Huntingdonshire the percentage of housing completed on PDL was 55.3% for 2005/06	PPS3: Housing (2006) states that the national annual target that at least 60% of new housing should be provided on PDL

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Development needs to make efficient use of land.	Need make sure the density of development makes efficient use of land	In 2005/06 the average density of residential development in Huntingdonshire was 36.33	PPS3: Housing sets a national indicative minimum of 30dph
Development may put an additional strain on water supply	Future development will need to be underpinned by adequate infrastructure and measures taken to ensure the efficient use of resources incorporated through sustainable design	In 2005/06 160 litres per head per day were consumed in unmetered households in the Anglian region and 128 litres per head per day in metered households	Water Framework Directive 2000/60/EC (2002) Water Resources for the Future: A Strategy for the Anglian Region, Environment Agency (2001) Policies relating to water in Proposed Changes to the Draft East of England Plan (2006)
Biodiversity			
The impact of new development on biodiversity needs to be considered	New developments should maximise the potential for biodiversity and reconnecting habitats that have become fragmented	86.2% of SSSI's across the District are in a favourable or unfavourable recovering condition	PPS9: Biodiversity and Geological Conservation, ODPM (Aug 2005) Proposed Changes to the draft East of England Plan (2006) Cambridgeshire Biodiversity Action Plan, Cambridgeshire County Council (2004)
Landscape, townscape and archaeology			
New development needs to maintain and enhance the District's historic and architectural heritage	National policy will be used to protect listed buildings, conservation areas and sites of archaeological interest	In the District 13.1% of Listed Buildings were at risk in 2005/06. 21% of the Conservation Areas in the District were covered by an up-to-date character assessment in 2005/06. (Up-to-date character assessment has to be reviewed within 5 years of publication.)	PPG15: Planning and the Historic Environment, DoE (1994) PPG 16: Archaeology and Planning DoE (1990) Policy on protected and enhancing the historic environment in the Proposed Changes to the draft East of England Plan (2006) Huntingdonshire Conservation Area Statements

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			Huntingdonshire District Council's Corporate Plan 2007/08 -Growing Success stresses that heritage assets and conservation areas need to be maintained and enhanced The Huntingdonshire Community Strategy emphasizes the need to improve the quality and distinctiveness of the local environment and protect historic sites as well as understand the heritage of the landscape
Climate change and pollution			
There is a high risk of flooding in some areas of the District and new development may put additional pressure on land drainage systems and lead to an increase in flooding. Flooding is likely to increase as a result of climate change	Need to ensure that new developments incorporate methods/solutions in their design to reduce the risk of flooding, for example the use of sustainable drainage systems where appropriate	In 2005/06 there was one instance of planning permission being granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Water Framework Directive 2000/60/EC (2002) PPS25 Development and Flood Risk, DCLG (2006) Flood risk management policy in Proposed Changes to the draft East of England Plan (2006)
The pattern of development in the District has encouraged private car use leading to congestion and air pollution being problems in some areas. New development will need to be accommodated in sustainable locations to minimise the need to travel	Need to ensure that development is accommodated in sustainable locations to reduce the need to travel and promote sustainable travel modes	In 2005/06 76.8% of completions were in Market Towns and Key Service Centres	PPG13 Transport, DETR, (2001) Transport Ten Year Plan, DfT (2000) The Future of Transport: A Network for 2030 White Paper, Dft (July 2004) Proposed Changes to the draft East of England Plan (2006) Cambridgeshire Local Transport Plan 2006-11 Cambridgeshire County Council, (March 2006) Huntingdonshire District Council Travel Plan, HDC

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Development will place increased pressure on existing landfill sites and household waste processing centres	Need to ensure that new developments make adequate provision for recycling facilities	In 2005/06 25% of household waste was sent for recycling in the District	EC Council Directive 99/31/EC on the landfill of Waste (1999) PPS10: Planning for Sustainable Waste Management, ODPM (July 2005) UK Waste Strategy, DEFRA (2000) Waste management policies in the Proposed Changes to the draft East of England Plan, (2006) East of England Regional Waste Management Strategy, East of England Waste Technical Advisory Body, (2002) Cambridgeshire and Peterborough Waste Local Plan, Cambridgeshire County Council (2003) Cambridgeshire and Peterborough Minerals and Waste LDF – Preferred Options (November 2006)
Development will increase the demand for energy from non-renewable energy sources and increase carbon dioxide emissions	Opportunities for renewable energy sources should be encouraged and used to their full potential. Developments should make provision to provide a percentage of on-site energy requirements from renewable sources	There is currently no data available for the % of predicted energy requirements from on-site renewable energy technologies on major developments	Kyoto Protocol Directive on Electricity Production from Renewable Energy Sources 2001/77/EEC (2001) PPS22: Renewable Energy, ODPM (2004) PPS: Planning and Climate Change, Supplement to PPS1 (consultation draft) DCLG, (2006) Climate Change, the UK Programme 2006, HM

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			Energy White Paper: Our Energy Future Proposed Changes to draft East of England Plan, (2006) Living with Climate Change in the East of England Sustainable Development Roundtable (2003) Delivering Renewable Energy in the Cambridge Sub-region, Cambridge Sub-regional Partners (2004) Huntingdonshire Community Strategy (2004) - increasing sources of renewable energy is key objective
Need to reduce health inequalities across the District	Need to ensure equal access to facilities for all members of the community across Huntingdonshire. Some urban areas of market towns, in particular Huntingdon North Ward and Eynesbury Ward in St Neots both experience higher levels of relative deprivation and are in the 10% most deprived wards in Cambridgeshire. (Although these wards are less deprived than the most deprived areas nationally.)	Across the District in 2005/06 there were 36 urban wards with a primary school and 18 with a doctor's surgery	Saving Lives: Our Healthier Nation White Paper, DoH (1999) Healthy Futures – A Regional Health Strategy for the East of England 2005-2010, EERA (Dec 2005)
New development will put pressure on existing open space in some settlements	Need to ensure that existing open space is protected and enhanced, and adequate and readily accessible open space is provided through new development	In 2005/06 in Huntingdonshire there was 1.61ha of sports pitches available for public use per 1000 population	PPG17: Planning for Open Space, Sport and Recreation, ODPM (2002) Huntingdonshire District Council Open Space, Sports and Recreation Needs Assessment and Audit, PMP, (2006)
Inclusive communities			

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High average house prices are pricing key workers/first time buyers out of the area	Future development must include adequate affordable housing	In Huntingdonshire 50.4% of housing completions on eligible sites within the Cambridge Sub region were affordable and 42.8% of housing completions on eligible sites outside the Cambridge Sub region were affordable in 2005/06	PPS3 (2006) states that local development documents should set a plan wide target for the amount of affordable housing to be provided Proposed Changes to the draft East of England Plan (2006) sets out the regional housing provision. In Huntingdonshire the minimum additional number of homes to be achieved during April 2006 to March 2021 is 8,310. In order to be consistent with PPS3 local planning authorities need to plan for a continuous supply of housing for at least 15 years from the date of adoption of housing allocation DPDs. It also stresses that opportunities for maximising higher growth rates should be taken. Huntingdonshire District Council Housing Strategy 2006-2011, HDC, (2006) Huntingdonshire Community Strategy (2004) stresses the need to provide housing that meets local needs
New development will need to be accommodated in sustainable settlements with good access to facilities and services	Need to ensure that access to facilities and services is taken into account when considering the scope for development in different locations	34.9% of rural households within Cambridgeshire were located within 13 minutes walk of an hourly or better public/ community transport service in 2005/06	PPG13: Transport, DETR, (2001) Regional Transport Strategy, Proposed Changes to draft East of England Plan, (2006) Regional Transport Strategy, Development of Options Report, Faber Maunsell, EERA (2002)

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			Huntingdonshire Community Strategy (2004) sets out a priority to work towards easy and affordable access to services and facilities
Economic activity			
There is a high incidence of out commuting across the district and identified skills shortages among skilled and basic occupations	Need to ensure employment provision is accommodated in sustainable locations and meets the needs of all groups	The 2001 Census results show that 35.3% of employed people living in the District commute out of the District to work	PPG13: Transport, DETR (2001) Cambridgeshire Local Transport Plan, 2006-2011 (CCC) Huntingdonshire Community Strategy (2004) recognises the challenge of out commuting
The provision of employment development will need to be sustainably located so as to reduce the need to travel between work and home and provide local employment opportunities to help limit out commuting	Need to ensure employment provision is accommodated in sustainable locations and meets the needs of all groups	Across Huntingdonshire 529.87ha of employment land was available in 2005/06	PPG4: Industrial, commercial development and small firms, DoE Huntingdonshire Community Strategy identifies measures to help strengthen the vitality and viability of Huntingdonshire's economy through increasing investment and creating local employment opportunities Huntingdonshire Employment Land Review (2007)

Sustainability Appraisal Objectives

Table 1 Sustainability Appraisal Objectives

Sustainability Topic / SEA Topic	SA Objective	Decision aiding questions
Land, water and resources <i>Soil and water</i>	1. Minimise development on Greenfield land and maximise development on land with the least environmental/ amenity value	Will it use land that has been previously developed?

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		- Will it use land efficiently? - Will it protect the best and most versatile agricultural land?
	2. Minimise the use of water	- Will it reduce water consumption? - Will it conserve ground water resources?
Biodiversity <i>Biodiversity fauna and flora</i>	3. Protect, maintain and enhance biodiversity & green infrastructure and maximise opportunities for biodiversity & green infrastructure	- Will it help achieve Biodiversity Action Plan Targets? - Will it conserve species, reverse their decline and help to enhance diversity? - Will it reduce habitat fragmentation? - Will it protect sites designated for their nature conservation interest?
Landscape, townscape and archaeology <i>Cultural heritage and landscape</i>	4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character?	- Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, historic parks and gardens and scheduled ancient monuments)? - Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? - Will it maintain and enhance the character of settlements?
	5. Creation of an attractive environment through high quality of design and use of sustainable construction methods	- Will it improve the satisfaction of people with their neighbourhoods as places to live? - Will it lead to developments built to a high standard of design?
Climate change and pollution <i>Climate factors & Air</i>	6. Manage and minimise flood risk taking into account climate change	- Will it minimise risk to people and property from flooding, storm events or subsidence? - Will it improve the adaptability of buildings to changing temperatures?
	7. Reduce emissions of greenhouse gases and other pollutants (for example air, water, soil, noise, vibration and light)	- Will it reduce emissions of greenhouse gases? - Will it improve air quality? - Will it reduce traffic volumes? - Will it reduce levels of noise or noise concerns - Will it reduce or minimise light pollution? - Will it reduce, diffuse and point source water pollution?
	8. Reduce waste and encourage re-use and recycling	- Will it reduce household waste? - Will it increase waste recovery and recycling?
	9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)	- Will it increase accessibility to cycle routes, footpaths and bridleways? - Will it help improve the quality of cycle routes, footpaths and bridleways?
	10. Maximise the use of renewable energy sources and technologies	Will it lead to an increased proportion of energy needs being met from renewable sources?
Healthy communities <i>Population and human health</i>	11. Encourage healthy lifestyles	Will it encourage healthy lifestyles, including travel choices?
	12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	- Will it increase the quantity and quality of publicly accessible open space? - Will it maintain and, where possible, increase the area of high quality green space in the District? - Will it protect and enhance open spaces of amenity and recreational value?

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	13. Reduce and prevent crime, anti-social behaviour and the fear of crime	- Will it reduce actual levels of crime? - Will it reduce the fear of crime? - Will it contribute towards a cohesive community?
Inclusive communities <i>Population and human health</i>	14. Improve the quality, range and accessibility of local services and facilities including education, health, training and leisure opportunities)	- Will it improve the availability of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc)? - Will it encourage engagement with community activities and increase the ability of people to influence decisions? - Will it improve accessibility by means other than the private car? - Will it support and improve public transport?
	15. Redress inequalities related to gender, age, disability, race, faith, sexuality, location and income	- Will it improve relations between people from different backgrounds or social groups? - Will it reduce poverty and social exclusion for those areas and groups most affected? - Will it promote accessibility for all members of society, including the elderly and disabled?
	16. Ensure all groups have access to decent, appropriate and affordable housing	- Will it support the provision of a range of house types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors in the community? - Will it reduce the number of unfit homes? - Will it address the particular needs of the travelling community?
Economic activity <i>Economic development</i>	17. Improve access to satisfying work, appropriate to skills, potential and place of residence	- Will it encourage business development? - Will it support the growth of sectors that offer scopes to reduce out-commuting? - Will it improve access to employment, particularly by means other than the private car? - Will it encourage the rural economy and support farm diversification?
	18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	- Will it facilitate business development and enhance competitiveness? - Will it enable tourism opportunities to be exploited? - Will it support the vitality and viability of market town centres?

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4 Plan Issues and Options

Main options and policies considered and how they were identified

4.1 The range of options and alternative approaches was determined by the Council during plan development. The Council identified options considered relevant and appropriate, however the detailed content of the plan and its position in the wider plan structure limited the number of alternatives that were proposed. Specific constraints were:

- Strategic policy in the emerging East of England Plan eg renewable energy targets
- National planning guidance (PPSs, PPGs and Circulars - it was considered inappropriate to propose options that deviated from current practice
- Other plans and strategies which influenced the production of the Development Control Policies DPD (eg Sustainable Communities Strategy - a full list of the review of relevant plans and policies can be found in Appendix 1)

4.2 The Council considered that these conditions therefore limited the number of policy areas for which it was possible to define relevant and appropriate alternative options. The development of policies (including alternative options considered and the results of public participation) is recorded in Volume Two of the Preferred Options report and should be read alongside this SA. The Initial SA of the Issues and Options paper assessed the reasonable alternatives considered appropriate at that stage of plan development and included in Appendix 4 is a summary of these assessments. How the ISA informed the Preferred Options is included in Table 4.1 of this draft Final Sustainability Report.

4.3 The SEA Regulations and SA guidance require that options and alternatives are given consideration and following section provides a summary of the alternatives considered and is derived from the Initial SA of the Development Control Policies Issues and Options paper (summaries of which are provided in appendix 4). The Initial SA indicated that restricting development outside the settlements by using criteria based policy was clearly sustainable. It raised the issue of whether or not the use of development boundaries should be retained or policies to restrict development should be use the built up framework criteria. As a result of the policy taken forward into the Preferred Options report, planning decisions will be guided by the use of criteria based policy based on restricting development to the built up area unless certain criteria set out in the policy are met.

4.4 In relation to housing density the SA identified the most sustainable policy as being the application of a range of densities on development proposals across the District. The alternative option proposed a single net density for development proposals. Although not strictly contravening government policy, PPS3 encourages Local Authorities to set out a range of densities, and this has been taken forward into the Preferred Options report.

4.5 The Issues and Options paper proposed that the criteria should be set out to protect landscape character. The reasonable alternative – to retain Area of Best Landscape (AoBL) –was identified as being overly prescriptive and insufficient to protect against development pressures in those areas not designated as AoBL . The criteria based policy was therefore considered to be more sustainable and consistent with government guidance and was carried forward into the Preferred Options report.

4.6 A criteria based policy for protecting open space and recreational land was considered to be more sustainable than the reasonable alternative which proposed identifying all these sites on a Proposals Map. Although this alternative would afford protection to those identified sites, those not identified on the Map could come under development pressure as a result of not being protected. By using a criteria based policy the open character of the land can be protected and this policy has been carried forward into the Preferred Options report.

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4.7 Two concerns that were raised from the Initial SA related to retirement housing and provision of suitable accommodation for Gypsies, Travellers and Travelling Showpeople. The primary concern raised in relating to retirement housing was the potential competition that may result between facilities with other land uses for the most accessible sites. In terms of the policy for Gypsies, Travellers and Travelling showpeople, in accordance with government guidance, this has been moved to the Core Strategy. The conclusions drawn from the Initial SA of the Development Control Policies Issues and Options paper were that this policy would need careful wording – this concern has been dealt with appropriately in the Core Strategy Preferred Options Report. Further information on how which policies from the Issues and Options paper were taken forward into the Preferred Options is contained in table 4.1

Preferred policy approaches

4.8 A number of policies have not been carried forward from the Development Control Policies Issues and Options paper as there should be a minimum of repetition between national and regional policy. Where it is considered that a policy area is adequately covered by national or regional policy there is no need to address it within local development documents unless local circumstances warrant it. Volume two provides more information on the assessment of alternatives and should be read alongside this SA. Table 4.1 identifies how the SA process has influenced preparation of the Preferred Options DPD and sets out those policies not carried forward into the Preferred Options Report.

4.9 The appraisal process can only give an indication of likely effects and therefore can only present a limited judgment on the sustainability of each policy. The appraisal process was undertaken in house and used professional judgment and the baseline information against the SA Framework of objectives. A number of changes were made for improving the sustainability of the Development Control Policies and changes were made where appropriate. More detail on each policy and the initial findings are set out in table 4.3 of this report.

How the findings of the ISA influenced Preferred Options

Table 2 How the findings of the ISA influenced development of the Preferred Options DPD

Policy Area (in Issues and Options)	Proposed Mitigation Measure identified in the ISA	Incorporated into Preferred Options Y/N? (Where?)	Commentary
<i>Draft objectives</i>	The draft objectives were not appraised. This was an omission from the Initial SA.	N	The draft objectives have not been carried forward as the Core Strategy Preferred Options Spatial Objectives apply also to the Development Control Policies DPD Preferred Options.
Promoting sustainable development			
<i>Design quality</i>	Suggests that the proposed policy is in line with government policy on sustainable communities and is supported by more specific material elsewhere in the DPD	Y(DC1)	Policy taken forward into Preferred Options report. The preferred approach clearly sets out the design standards expected to create a high quality public realm. It also cross references other supporting information and guidance produced by the Council (such as the Design Guide) in helping applicants to achieve good design.

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<i>Amenity</i>	Identifies the policy as being sustainable.	Y(DC2)	The policy taken forward into the Preferred Options is more explicit in its requirement to ensure the amenity of existing and future residents is protected. This policy provides a criteria based approach to protecting amenity.
<i>Accessibility, adaptability and security</i>	Identifies the policy as sustainable yet suggests that the policy will need to be carefully worded to show how access arrangements will be reflected in the design of developments.	Y(DC3)	The policy in the Preferred Options report reflects the measures recommended in the ISA. The policy is a criteria approach and provides detail on access arrangements and the incorporation of appropriate security measures.
<i>Car and cycle parking</i>	Clearly sustainable and consistent with current government advice. No mitigation measures proposed.	Y(DC4)	The policy in the Preferred Options Report outlines a criteria approach to considering car and cycle parking with parking standards included in an appendix.
<i>Development in the countryside</i>	Identifies the policy as being sustainable and consistent with government guidance. However, it does recognise that there may be a cumulative effect as restrictions on development in the countryside may give rise to development pressures within settlements. Suggests that the policy will require careful wording to ensure that the specific circumstances in which development will be permitted in the countryside are clear.	Y(DC5)	A criteria approach has been incorporated into the Preferred Options report to define the limited circumstances where development in the countryside may be permitted. A clear definition of what constitutes the built up area is included within the policy to clarify the Council's approach.
<i>Biodiversity</i>	Suggests that the policy addresses wider biodiversity concerns and protects features on development sites and is consistent with national guidance and sustainable.	Y(DC6)	Taken forward into the Preferred Options report. PPS9 states that criteria-based policies should be established in local development documents against which proposals for any development on, or affecting, such sites will be judged. The preferred approach clearly provides protection for biodiversity by requiring assessments of habitats and species and appropriate mitigation

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			measures where anticipated harm may occur.
<i>Trees, hedgerows and other environmental features</i>	Initial SA identifies the policy as being sustainable.	Y(DC7)	Policy taken forward into Preferred Options report. The preferred approach clearly protects against the risk of harm to trees, woodlands and hedgerows. The policy has been amplified to cover ancient woodlands and veteran trees.
<i>Open space and recreational land</i>	Suggests that using criteria based policy to protect open space and recreation land is more sustainable and effective than identifying individual sites on a Proposals Map.	Y (DC8) <i>Protection of open space and recreational land</i>	The policy in the Preferred Options report provides detail criteria to protect against inappropriate loss of open space.
<i>Renewable energy</i>	Initial SA identifies the policy as being sustainable – particularly as it supports objectives aimed at reducing greenhouse gas emissions.	Y(DC9)	Policy taken forward into the Preferred Options report. PPS 22 states that criteria based policies to reflect local circumstances should be set out in local development documents in addition to those at the regional or national level. The potential for the District to contribute to renewable energy provision is recognised with the report 'Delivering Renewable Energy in the Cambridge Sub Region' (2004). The criteria set out in the preferred approach are intended to act as safeguards to ensure the risk of adverse effects is minimised.
<i>Flood risk</i>	Identifies the policy as being a straight forward, protective policy.	Y(DC10)	Policy taken forward into the Preferred Options report. PPS25 indicates that local development documents should set out policies to control the risk of flooding. Due to the risk of flooding that is posed to the District this policy protects against a net increase risk of flooding from new development through the use of appropriate mitigation measures eg SUDS.
Delivering housing and a healthy living environment			
<i>Housing density</i>	Identifies the favoured policy approach as applying a range	Y(DC11)	Policy included in the Preferred Options report is a

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	of densities to development proposals according to settlement type, character and amenities. Suggested that the second option – to apply a single net density to proposals – was not as sustainable.		criteria based approach which identifies net density ranges that should be applied in Market Towns, Key Service Centres and Smaller Settlements.
<i>Mix of property sizes</i>	Identifies the policy as being sustainable. The policy is designed to ensure the broadening of the local economy is supported by a mix of accommodation appropriate to the needs of a diverse workforce. The need for properties for smaller families and key workers is an implicit priority.	Y(DC12) <i>Housing mix</i>	The policy included in the Preferred Options Report clearly sets out the requirement for development to have an appropriate mix of housing. It is based on upon the evidence provided in the Strategic Market Housing Assessment or successor documents.
<i>Alteration or replacement of existing dwellings in the countryside</i>	Identifies the policy as being sustainable however, suggests that the policy will require careful wording to ensure that the limits placed on extensions or alterations are clear so as to adequately conserve the character of the countryside.	Y(DC13) <i>Dwellings in the countryside</i>	The policy in the Preferred Options report covers new dwellings and occupancy conditions as well as alterations, replacements and extensions. It provides a clear criteria based approach to help conserve the character of the countryside and protect against inappropriate development.
<i>Retirement housing</i>	Identifies the policy as being sustainable and meeting the needs of a vulnerable group potentially disadvantaged in terms of income or health. Identifies a potential concern that facilities will compete with other land uses for the most accessible sites.	Y(DC14) <i>Extra care housing, nursing and care homes</i>	The policy in the Preferred Option recognises that open market retirement housing is one of the many house types covered by PPS3. The policy therefore addresses the issue of extra care housing and specialist accommodation in conjunction with nursing and care homes. It provides clear criteria against which planning applications can be assessed.
<i>Nursing and care homes</i>	Identifies the policy as being sustainable as it promotes social inclusion of vulnerable groups. Suggests that careful wording of the policy will be required to ensure that the criteria is clear in order to maximise the opportunities for development of nursing and care homes.		
<i>Provision of Sports and Recreational Facilities and Open Space</i>	Not previously included in the Issues and Options Paper.	Y(DC15)	The policy clearly sets out the standards for provision of sports and recreational facilities and open space expected.

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Supporting prosperous communities			
<i>Location of office development</i>	Identifies different thresholds that could be used for assessing large scale office development. Suggests that a smaller threshold would reflect local circumstances and apply to more proposals to ensure that more office developments are located in sustainable locations.	Y(DC16)	Criteria based policy setting out sequential tests for location of large office development.
<i>Location of industrial and warehouse development</i>	Policy is sustainable as it helps to create diverse employment opportunities by allowing small scale industrial and warehouse development in a wider range of locations.	Y(DC17)	Criteria based policy for proposals for large industrial or warehouse development.
<i>Redevelopment of office, industrial and warehouse sites</i>	Identifies proposed policy as being more sustainable than the reasonable alternative as it supports the continued provision of a stock of brownfield land for business development. The reasonable alternative, on the other hand, is not consistent with current government policy and may result in more inappropriate development	Y(DC18)	Criteria based policy approach to protect premature loss of established employment sites.
<i>Location of tourist facilities</i>	Identifies the policy as being sustainable. It promotes tourism facilities in the most sustainable places to increase accessibility by non car modes.	Y(DC19)	Criteria based policy which clearly sets out the circumstances where large tourist development on unallocated land will be acceptable.
<i>Farm diversification</i>	Policy is clearly sustainable as it promotes the rural economy and the creation of a diverse workforce. It is identified as being more sustainable than the reasonable alternative which proposes that any building on previously undeveloped land in association with farm diversification schemes could be prohibited. Although offering greater protection for the countryside, it may impact upon the rural economy.	Y(DC20)	Policy sets out the criteria against which proposals will be assessed.
<i>Location of retail and leisure development</i>	Policy is clearly sustainable.	Y(DC21)	Criteria based policy included in the Preferred Options report

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			which sets out the circumstances where proposals for large retail and leisure developments may be allowed.
<i>Town centres, primary shopping areas and primary frontages</i>	Policy is sustainable as designating town centres and primary frontages will promote the vitality of town centres. This policy is preferred over the reasonable alternative which proposes no delineation of primary shopping frontages which is contrary to government guidance.	Y(DC22)	Criteria based policy approach used to enhance the attractiveness and economic vitality and viability of Huntingdonshire's town centres.
<i>Retention of key local services and facilities</i>	Policy is sustainable. It is designed to prevent the rural decline that has occurred over the last two decades. The policy does not preclude the closure of the last remaining amenities where there is no local support but aims to prevent enforced changes of use on amenities still valued by the community.	Y(DC23)	Criteria policy approach to protect the last viable local services and facilities within a settlement.
Protecting and enhancing the environment			
<i>Re-use and redevelopment of rural buildings</i>	Policy is sustainable and consistent with government policy. Suggests that if redevelopment for housing is considered appropriate priority should be given to affordable housing.	Y(DC24)	Criteria based policy approach identifying a preference for re-use or redevelopment for economic purposes opposed to residential use.
<i>Protected habitats and species</i>	Identifies the policy as being consistent with national guidance and supportive of objectives relating to habitat protection	Y(DC25)	Taken forward into the Preferred Options report. The preferred approach clearly distinguishes between sites of national or international importance and others and identifies potential protection or mitigation measures that can be taken for development proposals.
<i>Great Fen Project</i>	Policy not included in Issues and Options paper.	(DC26)	Policy supports the development of the Great Fen Project.
<i>Landscape character</i>	Identifies the criteria based policy as being the most sustainable option compared to retaining existing	Y (DC27)	Taken forward into Preferred Options. Preferred approach clearly sets out the ways in which development proposals can avoid harm to the

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	designations of Areas of Best Landscape		landscape and protect Huntingdonshire's historic and distinctive features.
<i>Sustainable Design</i>	Identifies the policy as being sustainable	N	Policy considered but not carried forward into Preferred Options as it is covered by national policy.
<i>Street Scene</i>	Identifies the policy as being sustainable. However, it suggests that the policy will need to be carefully worded to ensure all the potential impacts are recognised.	Y(DC1)	Policy integrated within Design quality.
<i>Transport impacts:</i> proposes a criteria based policy for assessing development proposals inc a requirement for a transport assessment or statement	Suggests that the policy is sustainable – particularly in terms of promoting economic activity as a result of the District's location on the strategic road network. It does however recognise that the policy fails to encourage a modal shift, although this is complemented to some degree, by policies on car and cycle parking standards	N	Covered by national policy.
<i>Historic parks and gardens:</i> sets out criteria to ensure that development does not harm historic parks or gardens	Identifies the policy as being sustainable.	Y(DC28)	Policy integrated with conservation area policy.
<i>Housing for agricultural workers:</i> criteria based policy for assessing proposals for housing for agricultural and related workers	Identifies the policy as being sustainable and taking a pragmatic view of the need to ensure rural workers' accommodation needs are provided for on an appropriate scale and location.	N	Repeats national guidance.
<i>Mixed development:</i> encourages mixed development within sustainable locations	Sustainable as it brings together jobs and homes thereby reducing the need to travel. Suggests that careful wording will be required to ensure an appropriate type of business is permitted in live/work units.	N	Repeats national guidance.
<i>Rights of way and other public routes:</i> seeks to maintain and enhance the network of rights of way and other routes	Sustainable.	N	Repeats national guidance.
<i>Telecommunications:</i> sets out criteria to minimise the	Identifies the policy as being sustainable and particularly important given the flat nature	N	Repeats national guidance.

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environmental impact of telecommunications	and open nature of the eastern half of the district and its position on the strategic road network.		
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5 Implementation and Conclusion

Monitoring proposals

5.1 Current government guidance requires the draft Sustainability Report to make proposals for monitoring to detect the effects of plan policies. In practice the Council retains responsibility for monitoring the LDF and also the effect of individual DPD policies. Its monitoring plan cannot be finalised until the DPD has been adopted, and therefore our contribution at this stage is to propose an outline monitoring programme (see Appendix 6) based on the indicators listed in the Scoping Report, adapted to reflect any issues identified during the SA.

5.2 The initial monitoring framework relates to the Development Control Policies DPD only. A separate framework has been developed for the emerging Core Strategy.

5.3 Separately, the Council is responsible for developing an Annual Monitoring Report (AMR) which monitors the extent to which local development documents are being achieved and targets being met. The SA Framework will be monitored through the AMR, thus the targets and indicators in the SA Framework are largely derived from the AMR.

Conclusion

5.4 The Preferred Policies have been assessed using the SA Framework and, taking account of the judgments and assumptions that are inherent in such assessments, have been found to be sustainable. Where appropriate the recommendations that arose from the SA process have been incorporated into the relevant policies.

1 SA Framework

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1 1 SA Framework

2 Detailed assessments of draft policies

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2 2 Detailed assessments of draft policies

Key for assessments

+	Positive effect: policy has been identified as having a potentially positive effect
-	Negative effect: policy has been identified as having a potentially negative effect
?	Uncertain effect: effect could be positive or negative, mitigation measure(s) may be recommended
~	Neutral effect: no relationship identified between the policy or SA objective

2.1 An indication of whether the effect may be short, medium or long term (as defined in section 1) is given in the commentary where appropriate.

Table 7 Appendix 2: Detailed assessments of Draft Policies

Promoting sustainable development		
Draft Policy: Design quality		
All development proposals will demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal, at the design stage, by: i. responding appropriately to the design principles set out in the Huntingdonshire Design Guide (2007) or successor documents; ii. responding to the distinctive qualities of the surrounding townscape and landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) or successor documents; iii. incorporating a clear network of routes that provide a good level of connectivity with the wider settlement and assist navigation through the proposed development; iv. incorporating (and/or connecting to) a network of open spaces and green corridors that provide opportunities for recreation and biodiversity; v. considering the requirements of users and residents that are likely to occur during the lifetime of the development and incorporate features that will promote social cohesion and inclusion; vi. incorporating indigenous plant species as part of landscaping schemes where appropriate; and vii. incorporating servicing and recycling requirements as part of a comprehensive design solution, which minimises visual intrusion.		
SA Objective		Commentary
	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	The Design Guide makes explicit reference to the need to make efficient use of land and resources.
2. Minimise use of water	+	The Design Guide promotes efficient use of water and resources.

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3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	The Design Guide sets out important design principles including the need to make a positive contribution to the character of the surrounding area. It also identifies a number of considerations including the need to identify existing features such as SSSIs, or County Wildlife Sites. It explicitly emphasises the importance of ecology and the need to complete a biodiversity checklist. Explicit reference is made within the policy to improve opportunities for biodiversity.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	One of the key principles of the Design Guide and Landscape and Townscape Assessment.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Key principle.
6. Manage and minimise flood risk taking into account climate change	+	The need to minimise flood risk (as a sustainability issue) is a key consideration in the Design Guide and the use of SUDs is encouraged where appropriate.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Explicit reference is made in the Design Guide for the need to consider sustainability and climate change including promoting renewable energy sources and energy efficiency measures.
8. Reduce waste and encourage re-use and recycling	+	Explicit reference is made to this objective within the policy wording.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Reference is made to the need to create sustainable travel opportunities in the Design Guide. This policy is also complemented by the spatial strategy in the emerging Core Strategy.
10. Maximise the use of renewable energy sources and technologies.	+	See comments for objective 7.
11. Encourage healthy lifestyles	~	Implicit assumption that by promoting sustainable modes of transport (eg cycling) and green corridors (eg foot paths) within the design of development then healthy lifestyles will also be encouraged.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Explicitly referenced in policy wording.
13. Reduce crime, anti-social behaviour and the fear of crime	+	The need for development to be safe is an underlying principle of the Design Guide.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Making development accessible to all users is a key principle of the Design Guide.
16. Ensure all groups have access to decent and affordable housing	+	Design quality will provide a range of house types and contribute towards decreasing the number of unfit homes.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	

2 Detailed assessments of draft policies

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18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy wording meets a number of the SA objectives and is therefore sustainable. This policy is in line with government guidance on sustainable communities and is supported by other strategic policies in the emerging Core Strategy eg sustainable development and the spatial strategy. Explicit reference could be included to settlement character in point ii to help protect against inappropriate development that does not respect settlement character or context.		

Draft Policy: Amenity		
Development proposals should not have an unacceptable impact on the amenity of an existing or future occupier within or nearby the site in terms of:		
i. Access to daylight and sunlight ii. Privacy iii. Noise and disturbance iv. Air quality, light spillage and other forms of pollution, including contamination of land, groundwater or surface water v. Safety and security vi. The resultant physical relationships being oppressive or overbearing		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	This policy explicitly addresses issues which can have a profound impact upon quality of life. For example, there is good evidence for a causal relationship between environmental noise and air pollution both of which can impact upon health and quality of life
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	

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10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	Implicitly supportive as by protecting against, for example, noise and disturbance or air pollution, the policy will contribute towards the promotion of healthy lifestyles.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	+	Ensuring developments are safe and secure is a key concern of the policy.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: This is a key development control policy designed to protect public interest by preventing harm to people and places potentially affected by development. It addresses a number of issues which all impact upon quality of life and is inherently sustainable. The policy addresses social aspects of sustainable development as well as the environmental aspects, for example, protecting against harm from excessive noise and disturbance. It is not within the remit of this particular policy to consider economic issues.		

Draft Policy: Accessibility, adaptability and security

The location and design of new development should:

- i. enable ease of access to, around and within the proposal for all potential users, including those with impaired mobility;
- ii. maintain the existing network of rights of way and other routes with established public access;
- iii. maximise accessibility by walking, cycling and public transport;
- iv. incorporate appropriate and conveniently located facilities that address the needs of potential user groups
- v. maximise the adaptability of buildings and spaces by incorporating elements of Lifetime Neighbourhoods and Lifetime Homes principles; and
- vi. minimise the extent to which users feel at risk from crime by:
 - a. Incorporating elements of Secured By Design or similar standards;
 - b. enabling passive surveillance of public spaces and parking;
 - c. distinguishing clearly between public and private areas, and maximising the extent to which spaces are controlled (or perceived to be controlled) by occupiers; and
 - d. incorporating appropriate security measures, such as lighting, CCTV and hard and soft landscape treatments.

2 Detailed assessments of draft policies

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SA Objective		Impact	Commentary
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~		
2. Minimise use of water	~		
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~		
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~		
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+		Implicitly supportive as ensuring spaces and places are accessible and safe to use are integral to promoting a high quality of life. Ensuring conveniently located facilities are incorporated into development can contribute to generating a sense of community well being as it is local facilities that can reinforce social networks of support
6. Manage and minimise flood risk taking into account climate change	~		
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~		
8. Reduce waste and encourage re-use and recycling	~		
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~		Implicitly supportive as improving access to public transport and footpaths, cycleways and bridleways may encourage more people to use sustainable modes of travel.
10. Maximise the use of renewable energy sources and technologies.	~		
11. Encourage healthy lifestyles	+		Contributes by improving access provision to cycle ways, footpaths and bridleways for all sectors of the community.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+		A principal objective of this policy.
13. Reduce crime, anti-social behaviour and the fear of crime	+		As above.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+		As above.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+		As above.
16. Ensure all groups have access to decent and affordable housing	~		
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+		Addressing access problems and security concerns will indirectly support business by encouraging people to visit shops and create more opportunities

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		for a diverse workforce by meeting the needs of, for example, disabled people.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	As above.
Recommendations: This policy is sustainable and adequately reflects how access needs should be reflected in the design of developments. It will be complemented by the need for Design and Access Statements to accompany most applications for planning permission.		

Draft Policy: Sustainable Travel		
Wherever possible development proposals should take the opportunity to extend, link or improve existing routes where this enables one or more of the following benefits to be delivered:		
i. improved access to the countryside and links to strategic green infrastructure provision by sustainable modes;		
ii. new circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;		
iii. the provision of safe and convenient pedestrian and cycle links to services and facilities;		
iv. the creation of coherent links between isolated parts of the the cycle and footpath network that promote ease of use; or		
v. improved connections with public transport interchanges.		
Development proposals should not give rise to traffic that would compromise the function of the local or strategic road networks both in terms of volume and type of traffic generated.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Bridleways, footpaths and cycleways can double as biodiversity corridors and provide vital links for habitats to help reduce habitat fragmentation.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	Indirectly, as a well landscaped public right of way can enhance landscape character and are useful tools in adding to the context of an area.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	A key aim of the policy is to reduce traffic volumes and improve air quality by encouraging people to travel by foot or cycle.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Primary objective.

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10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Travelling by foot and cycle more frequently has beneficial links to health.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	The policy explicitly seeks to improve access to green infrastructure and the countryside.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	A key aim of the policy is to improve accessibility to services and facilities by means other than the private car.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is sustainable and in line with national guidance. It provides a locally specific policy aimed at encouraging people to travel by sustainable modes. This will help reduce congestion and improve air quality which are issues for the District.		

Draft Policy: Parking Provision

Development proposals will be considered acceptable where:

- the design of the proposal incorporates provision of car and cycle parking that accords with the levels set out in Parking Provision;
- the minimum levels of car parking for people with impaired mobility as set out are achieved; and
- parking facilities are shared where location and patterns of use permit.

Car free development or development proposals that make very limited car parking provision will only be supported where there is clear justification for the level of provision proposed having consideration for the availability of alternative transport modes, highway safety and the preferences of potential users. In all cases accessibility for mobility impaired users and servicing will be required.

Details of how highway safety has been considered, when deciding on the level of parking, should be submitted with development proposals as part of design and access statements.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	In general the policy prevents over-provision of parking (though not specifically to meet this objective), and more stringent standards in central sites will contribute to making the best use of limited brownfield land stock
2. Minimise use of water	~	

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3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Policy seeks to reduce car parking and therefore benefit local distinctiveness.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	?	Difficult to assess – limiting the amount of car parking in order to increase, for example, open space would significantly reduce the risk of flash floods caused by surface level water as the amount of impermeable ground cover is reduced. However, if car parking was limited to make way for additional housing, the amount of impermeable ground cover would not be significantly altered and therefore not as effective in minimising risk of flooding. However, the use of sustainable design features such as SUDs and permeable surfacing materials could help mitigate against the risk of flooding.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Reducing car parking can help influence people's travel behaviour and encourage them to consider more sustainable modes of travel thereby reducing congestion, traffic volumes and air pollution.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Policy supports sustainable travel modes by attempting to change peoples travel behaviour.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Reducing car parking can help alter people's travel behaviour and may encourage more sustainable modes of travel such as cycling and walking as part of a healthy lifestyle. Important to recognise that encouraging healthier lifestyles would also need to be reinforced by campaigns etc. It does also not address the need to improve other transport modes (eg public transport) to help contribute to a reduction in car travel.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	+	Secure on site parking reduces opportunities for damage to vehicles and theft of cycles and promotes highway safety.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	Not a principal objective but implicitly supportive as limiting car parking can help alter travel behaviour. However it does not address the need to improve other transport modes (eg public transport) to help contribute to a reduction in car travel.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	

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16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy proposes car/cycle parking standards that are consistent with PPS3 and PPG13. These national standards have been used to create a locally specific policy. As the District is largely rural some people are reliant on cars to access facilities and amenities. It will be important to monitor this policy to ensure that it is not counter productive and discourage people visiting eg town centres and shops as a result of perceived parking constraints. It is important to ensure adequate monitoring proposals are in place for this policy to assess impact.		

Draft Policy: Development in the countryside

Market Towns, Key Service Centres and Smaller Settlements are defined in Core Strategy policy CS3. Development will be limited to the built up area of these settlements in order to protect and enhance their character.

The built up area is defined as the buildings and curtilages that make up the main part of the settlement. Excluded from the definition of the built-up area are:

- a. individual buildings and areas of sporadic, dispersed or intermittent ribbon development that are clearly detached from the main part of the settlement;
- b. gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement, especially where the land relates more to the surrounding countryside than to the built up area of the settlement;
- c. woodland areas, hedges and other natural and semi-natural features that define or help to define a boundary to the settlement;
- d. agricultural buildings and associated land on the edge of the settlement where they do not form a logical part of the settlement or are of significantly different character; and
- e. areas of outdoor recreation and other formal open spaces on the edge of the settlements where their value as a facility for the settlement or their amenity means that they are desirable to be maintained in their current use.

All land outside of the built-up areas is defined as countryside. Development in the countryside, other than that permitted by the Town and Country Planning General Permitted Development Order 1995 as amended or successor documents, will be restricted to the following forms of development as provided for in relevant sections of the Local Development Framework:

- i. essential operational development for agriculture, horticulture or forestry;
- ii. development that is essential for the purposes of outdoor recreation, equine-related activities, mineral extraction, waste management facilities, infrastructure provision and national defence;
- iii. development required for new or existing outdoor leisure and recreational opportunities where a countryside location is justified;
- iv. exploitation of renewable energy sources;
- v. the alteration, replacement or change of use of, or extension to, existing buildings;
- vi. conservation or enhancement of specific features or sites of established landscape, wildlife, archaeological, geological, historic or architectural value;

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- vii. the erection of outbuildings ancillary or incidental to existing dwellings;
- viii. limited and specific forms of residential, business and tourism development; and
- ix. land allocated for particular purposes.

In addition to these types of development, operational development at the following sites will be considered favourably:

Conington Airfield;

Littlehey Prison;

Wood Green Animal Shelter; and

Huntingdon Racecourse

Development proposals in the above categories will be required to fulfil further criteria as detailed by policies of this and other development plan documents.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	The primary purpose of this policy. It supports the spatial strategy and settlement hierarchy by seeking to make best use of land within settlements.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Depends on design principles but intrinsically supportive as this policy helps to prevent inappropriate development outside of market towns, key service centres and smaller settlements.
6. Manage and minimise flood risk taking into account climate change	+	Helps keep undeveloped land, outside of built up areas open to absorb water.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Indirectly beneficial (particularly in conjunction with the spatial strategy in the Core Strategy which seeks to concentrate development in the most sustainable locations). By locating development in accessible and sustainable locations, thereby helping to prevent sprawl, it may contribute towards reducing the need to travel.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	See comments for objective 7. Although this policy is not proactive in facilitating the provision of improved modes of sustainable transport, by locating appropriate development in sustainable locations can offer opportunities to contribute to reducing the need to travel.

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10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Beneficial in terms of locating development so as to reduce the need to travel. Provided areas of open space are adequately protected by other policies (namely policy on protection of open space and recreational land) and publicly accessible.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Policy does not improve open space but helps to maintain it (particularly through potential contributions arising from development).
13. Reduce crime, anti-social behaviour and the fear of crime	+	Policy helps to reduce crime by reducing opportunities for crime to occur in isolated dwellings.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	See comments for objective 7.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	+	Policy facilitates the development of rural exceptions sites as it reduces unrealistic aspirations of landowners on the outskirts of villages.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Exceptions allow for housing essential to the efficient operation of a range of rural businesses
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Limiting peripheral development policy implicitly supports the vitality and viability of larger settlements and contributes to maintenance of a thriving rural economy
Recommendations: The policy is sustainable and consistent with national policy. Restricting development outside of the built up areas should help protect open countryside. There is a cumulative effect insofar as restrictions in the countryside may result in development pressures in settlements. Such pressures will need to be adequately managed through other development control policies such as design quality to ensure that development is appropriate for its context and location.		

Draft Policy: Rural Buildings

Reuse of Rural Buildings for Business Purposes

Proposals for the reuse of buildings for business purposes, including tourist accommodation, equine related activities, homes for rural workers and farm related retailing, will be considered favourably where:

- i. the building is substantially intact or of established historic or architectural value and is of permanent and substantial construction;
- ii. the building is not in an isolated or remote location;
- iii. the proposal does not include substantial alteration of the building;
- iv. the proposal does not involve an increase in floorspace.
- v. the employment generated is of a scale and use that is consistent with the specific rural location;
- vi. proposals involving significant numbers of employees or visitors is, or can be made to be, accessible by public transport, walking and cycling, to a Key Service Centre or Market Town;
- vii. retail uses that involve the sale of produce other than unprocessed goods from an associated agricultural holding, are less than 250m² (gross) in floorspace; and
- viii. the proposal would not involve a substantial increase in car-borne or service vehicle traffic.

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Reuse of Rural Buildings for Residential Uses

Proposals for the reuse of buildings for residential uses will be considered favourably where:

- a. the building is substantially intact or of established historic or architectural value and is of permanent and substantial construction;
- b. the building is not in an isolated or remote location;
- c. the proposal does not include substantial alteration of the building or an increase in floorspace; and
- d. it can be demonstrated that;
 - i. the amount or type of traffic that an economic or business use would generate would have a significantly adverse effect on the surrounding environment or on highway safety that cannot be mitigated; or
 - ii. reuse for a range of business purposes, including uses that would require minimal change to the fabric of the building, would not be viable; or
 - iii. the proposal is for the reuse of a building of established historic or architectural value that it is agreed would not be suitable for reuse for business purposes due to its historic or architectural value, form, scale, construction or location; or
 - iv. the residential uses is a subordinate part of a business reuse.

Replacement of Rural Buildings

Proposals for the replacement of buildings for business purposes will fulfil all of the criteria above for the reuse of buildings for business purposes (i to viii) with the exception of criterion iii. Additionally such proposals will bring about a clear and substantial improvement in terms of the impact on the surroundings, landscape and the type and amount of generated traffic and would not involve the loss of a building of established historic or architectural value.

Proposals for the replacement of non-residential buildings with residential dwellings will be considered under Core Strategy policy CS5: Rural Exceptions Housing, or in the case of proposals for homes for rural workers, under the criteria set out in Homes in the Countryside.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	?	The impact is likely to be minimal. The policy provides opportunities for development in the countryside which doesn't necessitate using undeveloped land. Re-using rural buildings for business or residential purposes is likely to have a positive landscape character impact and could be beneficial for the local economy.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Indirect positive impact as rural buildings can provide habitats for wildlife. Ensuring the sensitive reuse with consideration for biodiversity could enhance opportunities for wildlife.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Rural (historic) buildings make an important contribution to the character of the landscape. They help to illustrate the history of farming and the settlement. Reuse can help to maintain local distinctiveness.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Rural buildings are important in generating a sense of place and identity which can help foster civic pride and community spirit.

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6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	Although initially beneficial in reusing the building the ongoing levels of recycling are unlikely to be more than for any other policy.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	?	Effect would be dependent upon the reuse of the building. If the reuse were for business purposes that would provide additional services or facilities for a local village then there may be a reduction in the need to travel to access some services or facilities. However, if reuse were for residential purposes this may not reduce the need to travel.
10. Maximise the use of renewable energy sources and technologies.	?	As with other assessments provided for renewable technology provision there may be tensions between the historic character of the building and the ability to incorporate renewable technologies. However, the reuse of rural buildings is inherently sustainable as it reduces the use of embodied energy and recycles materials.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Indirect potentially positive effect as rural buildings provide important habitats for wildlife and may provide opportunities for people to access wildlife.
13. Reduce crime, anti-social behaviour and the fear of crime	+	Bringing rural buildings into viable use may help to reduce opportunities for anti-social behaviour that may occur in derelict buildings.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	?	See comments for SA Objective 9.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Potentially beneficial if the reuse is for business purposes and can provide local employment opportunities.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	As above. Reuse of rural buildings for business purposes can benefit the local economy and provide tourist opportunities.
Recommendations: Policy is sustainable and provides a locally specific way to safeguard historic buildings and make the most of use of opportunities to reuse rural buildings in the most sensitive and appropriate way. Policy facilitates rural employment opportunities and helps to reduce crime and anti-social behaviour in rural locations.		

Draft Policy: Trees, Woodland and Hedgerow

Policy wording

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Development proposals should avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual or nature conservation value, including ancient woodland and veteran trees. Where they lie within a development site, they should wherever possible be incorporated effectively within the landscape elements of the scheme.

Development proposals should not:

- a. result in the loss of trees or woodland which are subject to a Tree Preservation Order, which are designated as Ancient Woodland or which are considered worthy of protection; or
- b. give rise to a threat to the continued well-being of trees, woodlands or hedgerows of visual or nature conservation value; or
- c. involve building within the canopy or root spread of trees considered worthy of retention.

unless:

- i. there are sound arboricultural reasons to support the proposal; or
- ii. the work would enable development to take place in the public interest, and would bring benefits that outweigh the loss of the trees, woodland or hedges concerned.

Where the benefits of the development outweigh the harm resulting from the loss of trees, woodlands or hedgerows provision should be made for appropriate mitigation measures, reinstatement of features and/or compensatory planting, landscaping and habitat creation to ensure no net loss of valued features.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	This policy will directly support biodiversity by protecting trees, hedgerows and woodlands which provide habitats for a variety of species.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Existing landscape features such as important trees and hedgerows play a key role in generating urban form and character. Retention of important trees, woodland and hedgerows also helps to promote local distinctiveness.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Trees are integral to the character of many areas, particularly urban areas, as they soften the landscape and make areas more attractive and liveable.
6. Manage and minimise flood risk taking into account climate change	+	Dependent on the variety of trees incorporated into developments and the ongoing management of areas with trees and hedgerows. If suitable variety of trees were appropriately located trees can have significant ecological benefits including intercepting rainfall which reduces soil erosion and flooding. However, there is a need for ongoing management to ensure that debris and leaves do not interfere with water drainage.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Trees and hedgerows can have significant ecological benefits as they improve air quality by absorbing some polluting gases and trapping particulate pollution. They can also screen out noise and light and help with urban cooling.

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8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	Indirectly supportive as promotion of biodiversity can contribute to the maintenance of cycle ways, footpaths and bridleways which can double up as green corridors and are an important part of the green infrastructure.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Trees, woodland and hedgerows add visual interest to areas of open space and therefore improve the quality of open spaces. Protecting trees, woodland and hedgerows will help foster biodiversity and therefore provide opportunities for people to access wildlife.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is clearly sustainable and consistent with national policy. It provides a clear policy statement to ensure appropriate landscaping is incorporated into development and protect against loss of environmental value through a requirement for mitigation measures to be implemented if necessary.		

Draft Policy: Open space and recreational land

Development proposals should not entail the whole or partial loss of open space within settlements, or of outdoor recreation facilities or allotments within or relating to settlements unless:

Any potential loss would not result in (or worsen) a shortfall of land used for informal or formal recreation unless it can be demonstrated that the site is no longer needed; and

Any replacement facility (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quality, availability and accessibility of open space or recreational opportunities.

There should be no harm to spaces which:

- a. contribute to the distinctive form and character of a settlement; or
- b. create focal points within the built up area; or
- c. provide the setting for important buildings or monuments; or
- d. allow views into or out of a settlement; or

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e. form part of an area of value for wildlife or recreation, including areas forming part of a 'green corridor' for wildlife or recreation.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Indirectly beneficial as the policy protects land with high amenity and environmental value.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Supportive as open spaces form part of the network of green infrastructure and can help facilitate habitat creation.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Open and recreational space provides a key facet of urban amenity and can contribute to local distinctiveness. They also make up part of the culture and heritage of an area and are an important asset to the community
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Open and recreational spaces provide an important resource for social recreation and relaxation that contribute to individual and community well being
6. Manage and minimise flood risk taking into account climate change	+	Open spaces can help to reduce the volume and rate of surface water run off as they are permeable. They can also play a role in sustainable urban drainage.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Indirectly beneficial as open spaces with trees can help ameliorate pollution as they absorb pollutant gases
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	The provision of recreational and open spaces is an important part of helping to maintain a healthy lifestyle.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Primary objective.
13. Reduce crime, anti-social behaviour and the fear of crime	?	Open space can provide opportunity for anti-social behaviour but appropriate management can minimise this as open spaces can provide opportunities for positive recreation activities diverting people from engaging in anti-social behaviour.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	The provision of recreational and open space provides opportunities for people to access leisure resources. They are also an important community asset and can be venues for local events such as performances or local festivals

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15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Open space is assumed to be accessible to all
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: This policy is clearly sustainable and consistent with national guidance. The policy forms a key component of and is complementary to other policies such as design quality to ensure a high quality public realm is created. This is particularly important given the levels of growth anticipated for the District. Although open spaces can be perceived as providing opportunities for people to engage in anti-social behaviour good management of open spaces can facilitate positive recreation facilities thereby diverting people from engaging in anti-social behaviour.		

Draft Policy: Renewable and Low Carbon Energy		
Proposals for large scale or commercial renewable and low carbon energy generating schemes such as combined heat and power, wind turbines, biomass and solar systems will be considered favourably where: a. Careful siting and design ensures the scheme does not have an unacceptable impact, both in isolation or cumulatively with other similar developments, on the environment and local amenity; b. The siting and design of proposals to be located outside of built-up areas has regard to the capacity of the character of the surrounding landscape as identified in the Huntingdonshire Landscape and Townscape Assessment (2007) or successor documents and the Wind Power SPD (2006) or successor documents. c. No harm is caused to sites or areas of national importance for conservation, such as Sites of Special Scientific Interest, National Nature Reserves, Scheduled Ancient Monuments, Conservation Areas and Listed Buildings, unless it can be shown that the overall value of the site or area would not be compromised, or that any harm is outweighed by the wider social, economic and environmental benefits of the scheme; d. No harm is caused to sites of international importance for conservation (Special Areas of Conservation, Special Protection Areas and RAMSAR sites), unless no alternative sites exist and development is imperative in the public interest; e. Provision is made for mitigation and compensation measures, such as landscape works and habitat enhancement or relocation as appropriate; and f. Provision is made for the removal of any apparatus and reinstatement of the site to an acceptable condition, should the site become redundant.		
SA Objective		Commentary
	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	?	Highly dependent on the nature of the scheme proposed.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	?	Although outside of the planning system remit, there is the potential for degradation of land and soil quality resulting from some forms of renewable eg biofuel crops

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		are essentially monoculture and could impact upon biodiversity.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	?	Explicit provision is made for the protection of conservation including scheduled ancient monuments and listed buildings. Although the protective measures implied by the policy wording are assumed to be visual more than anything else, the policy can positively contribute to achievement of this objective.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Issues relating to noise and visual impact may arise which could effect people's satisfaction with their neighbourhoods. It is recognised that environmental noise can have a profound impact on quality of life. However, the impact is assumed to be largely neutral as the protective measures included in the policy and other policies relating to amenity will help protect against visual/amenity issues.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Contributes slowly to reduction of greenhouse gases. Effect assumed to increase over time as technologies improve and the District's capacities to accommodate and utilise renewable energy sources increases
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	+	Primary objective.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	

Recommendations: Consistent with national policy. The long term benefits of energy generation largely outweigh the short term visual detriments of renewable energy provision.

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Draft Policy: Carbon Dioxide Reductions		
All units in developments of 10 or more dwellings or non-residential developments of 500m² or more should provide a reduction of at least a 10% in the carbon dioxide emissions from the development's predicted energy use, by way of renewable or low carbon technologies. Such provision should be made on site where possible, however locally based off site systems will be considered favourably where a higher percentage of carbon dioxide is saved. Site specific factors including viability, remediation of contaminated land and other unusual development costs may be taken into account. Where a 10% reduction cannot be achieved on all buildings within the proposed development the Council's preference is to achieve a consistent reduction in carbon dioxide emissions on each building. For non-domestic developments where the end user (and consequently the predicted energy requirements and CO₂ emissions) are not known, an approach that assumes the most likely use should be taken. Where several different end users are likely or an alternative approach is likely to be proposed, discussions should be undertaken with the Council before submission of a planning application.		
SA Objective		Commentary
	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	?	There may be tensions between promoting renewable and low carbon technologies and preserving and enhancing the historic environment eg installation of solar panels. This is an issue which, with careful planning and negotiation, can be overcome.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	In order to reduce carbon emissions sustainable design principles will need to be employed it is assumed that these principles will be incorporated alongside the installation of renewable and low carbon technologies.
6. Manage and minimise flood risk taking into account climate change	+	Primary objective.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Primary objective.
8. Reduce waste and encourage re-use and recycling	~	Not the primary objective of the policy but it is assumed that utilising low carbon and renewable technologies will encourage residents and users of the buildings to engage in a low carbon lifestyle and reduce their waste production.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	A primary objective

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10. Maximise the use of renewable energy sources and technologies.	+	A primary objective.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is sustainable and consistent with recent government and regional guidance. It would be useful to include in the supporting text explanations of renewable energy technologies and low carbon technologies as this would guide the implementation of the policy.		

Draft Policy: Flood risk		
Development proposals should:		
a. not be in an area at risk from flooding, as defined by the Environment Agency or the Council's SFRA unless suitable flood protection/ mitigation measures can be agreed, satisfactorily implemented and maintained;		
b. not increase the risk of flooding to properties elsewhere (e.g. through a net increase in surface water run-off, or a reduction in the capacity of flood water storage areas), unless suitable compensation or mitigation measures exist or can be agreed, satisfactorily implemented and maintained;		
c. make use of sustainable drainage systems (SUDS) to manage surface water run-off where technically feasible; and		
d. be informed by a flood risk assessment appropriate to the scale and nature of the development and the level of risk posed where they involve, or may impact upon, land at risk from flooding.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Implicitly supportive as the policy restricts greenfield development in flood risk areas.
2. Minimise use of water	~	

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3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Policy encourages use of SUDs where technically feasible which can contribute to habitat creation eg ponds.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Policy protects floodplains which are an important part of the historic landscape character of many of our settlements.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	The policy promotes the use of SUDs as a way to manage surface water run off which can enhance the attractiveness of the environment.
6. Manage and minimise flood risk taking into account climate change	+	Primary objective.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Minimising flood risk should reduce the likelihood of water borne pollution events.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Policy protects flood meadows which are well used as open space and for recreational purposes.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: This policy is particularly important given the landscape character and resulting susceptibility to flooding within some parts of the District. The policy wording is consistent with national policy and provides flexibility in permitting development in areas of low risk providing appropriate mitigation measures are employed.		

Draft Policy: Water Management

Development proposals should:

- a. not have an adverse impact on, or result in an unacceptable risk to the quantity or quality of water resources;

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b. through the use of permeable surfaces, sustainable drainage systems, green roofs and other features ensure that water run off levels are maintained at pre-development levels wherever possible; and c. make the most efficient use of water resources by achieving water use minimisation: i. For all residential development proposals under the Code for Sustainable Homes achieve at least a: 1 star rating immediately 3 star rating from April 2010 6 star rating from April 2016 ii. Achieve an appropriate reduction in potable water use in non domestic buildings covering more than 500m2			
		Commentary	
SA Objective	Impact		
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~		
2. Minimise use of water	+	One of the main objectives of this policy.	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Policy is beneficial as SUDs can provide wetland habitats that are good for biodiversity.	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Indirectly beneficial as SUDs can provide important visual amenity benefits by providing the setting for development	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Indirectly beneficial as SUDs can provide many amenity and visual benefits. Open space is known to have positive benefits on physical and psychological well being.	
6. Manage and minimise flood risk taking into account climate change	+	Primary objective	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	There may be a slight beneficial (indirect) impact as SUDs help slow and reduce storm water run off and associated landscaping has a role in reducing air pollution.	
8. Reduce waste and encourage re-use and recycling	~		
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~		
10. Maximise the use of renewable energy sources and technologies.	~		
11. Encourage healthy lifestyles	+	The indirect benefits of SUDs in providing green areas and habitats for biodiversity can help improve	

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		psychological well being and contribute towards a healthy lifestyle.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	SUDs have the potential to contribute to increasing open space where ponds and reed beds are created.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is sustainable and consistent with national guidance encouraging appropriate water management and, where possible, use of SUDs. It is in line with national advice regarding implementation of the Code for Sustainable Homes. For car parking the policy could consider promoting the use of permeable surfaces.		

Draft Policy: Air Quality Management		
Development proposals within or adjacent to an Air Quality Management Area should not have an adverse effect on air quality within the AQMA. A formal assessment will be required where it is suspected that a development proposal is likely to result in a negative impact on air quality. Where the assessment confirms this is likely, planning permission will only be granted if suitable mitigation measures can be secured by condition or through a Section 106 agreement.		
Development proposals within or adjacent to an AQMA will only be permitted where the air quality within the AQMA would not have a significant adverse effect on the proposed development or its users.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Positive effect assumed as helping to reduce levels of air pollution will be beneficial for biodiversity. It is however acknowledged that the impacts may be relatively small given that the policy is locationally specific.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	

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5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Primary objective.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Reducing air pollution will be beneficial for health although it is acknowledged that the contribution of this policy (on its own) may only be relatively small. This policy is intended to work alongside HDC's forthcoming Air Quality Action Plan.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is a sustainable and locally specific policy which boosts limited national guidance.		

Delivering housing and a healthy living environment

Draft Policy: Housing density

To promote efficient use of land, dependant upon the location of a development site, the following net density ranges should be achieved within a residential development site, or the residential element of a mixed use site:

- Within or adjacent to Market Towns: at least 40 dwellings per hectare;
- Within or adjacent to Key Service Centres: at least 35 dwellings per hectare;
- Within Smaller Settlements and the countryside: at least 30 dwellings per hectare; or

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d. The maximum density possible which is in accordance with other policies of the Local Development Framework and consistent with: i. the character of the site and its surroundings, and ii. the need to accommodate other uses and residential amenities such as open space and parking areas.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	One of the principal objectives of this policy, aiming to reverse the trend of building larger and lower density homes. Building at higher densities makes more efficient use of land.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	Applying good design principles will ensure that densities reflect the context and character of an area.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	A close knit, preferably mixed use pattern of building can create a vibrant and enriching urban environment. Research has shown that there is no correlation between urban quality and density. Achieving appropriate densities is important to generate a critical mass of people and sustain local services which provide opportunities for people to interact and meet
6. Manage and minimise flood risk taking into account climate change	-	Increasing densities can lead to a reduction in permeable surfaces with a higher risk of run off flooding.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Intrinsic benefit from locating people closer to work, services, transport facilities and its impact on travel choice.
8. Reduce waste and encourage re-use and recycling	+	Higher densities makes the collection of recycled material more cost effective but it can reduce the potential to compost. This issue is countered by HDC's commitment to collecting compost waste.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	See comments for objective 7.
10. Maximise the use of renewable energy sources and technologies.	+	Higher densities are associated with energy efficient building forms (eg terraces) and economies in the provision of infrastructure, including potential heat mains from CHP stations
11. Encourage healthy lifestyles	+	Improved proximity to services can encourage adoption of healthier travel choices
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Open space provision is calculated on a population basis, therefore increased density may potentially result in a higher proportion of public open space being provided.

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13. Reduce crime, anti-social behaviour and the fear of crime	+	Higher densities provide opportunities for surveillance by overlooking public spaces. This policy should be considered alongside the policy on Accessibility, Adaptability and Security.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Implicitly supportive as denser forms generate a critical mass of people necessary to sustain local services and facilities. Locating denser forms of development in closer proximity to services and facilities can also facilitate more sustainable modes of transport which are not reliant on cars.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	In principal higher densities allow for the integration of different types of housings which could prevent stigmatisation of neighbourhoods or segregation of areas according to price. This policy complements the policy of housing mix, and affordable housing provision in this regard
16. Ensure all groups have access to decent and affordable housing	+	See above
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: A sustainable policy which is consistent with national policy. The policy facilitates a degree of discretion regarding densities and will enable the Council to encourage higher densities in more sustainable locations.		

Draft Policy: Housing mix

A range of market and affordable housing types and sizes should be provided that can reasonably meet the requirements and future needs of a wide range of household types in Huntingdonshire, based on evidence from the Strategic Housing Market Assessment or successor documents. The mix should contribute positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality.

Proposals for major scale residential development (10 or more dwellings) will provide the required mix within the site.

Proposals for minor scale residential development (up to 9 dwellings) should contain a mix that meets these requirements as far as is practical.

Design and Access statements should be used to explain the reasoning behind the mix of housing proposed.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	Implicitly supportive as the policy moves away from large properties to those smaller in size and, in conjunction with policy 11, higher in density therefore assumed to make more efficient use of land.
2. Minimise use of water	~	Not primary objective of policy although new development will inevitably increase water and energy consumption. However, complementary policies on design quality as well as other

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		mitigation measures outside the remit of planning (eg Building Regulations) will help encourage water efficiency.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Assumed that smaller homes will integrate better into existing settlements (particularly villages) as the architectural style is more likely to be in keeping with local vernacular opposed to more recent larger houses that have been built. Complemented by policies on design and amenity etc. Effect is likely to increase over time as the effects of policy implementation can be monitored.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	By providing a range of house sizes and types it is assumed that it will contribute to the creation of a diverse mix of residents within the development area and a vibrant community. This will also help to reduce segregation by house type and tenure and should contribute to creating a sense of community. Smaller households are more likely to reflect the local vernacular and the context of the surrounding area.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	See comments for objective 2.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	This policy (in conjunction with policy 11 Housing density) is a way of achieving higher densities within developments located around in accessible and sustainable locations thereby contributing to a reduction in the need to travel by private car.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	Indirectly beneficial as the impacts will be the same for objective 9. However, the provision of housing in sustainable locations will not necessarily result in changing travel patterns – a change in behaviour needs to be encouraged through other complementary measures such as campaigns and improved public transport which are largely outside the remit of the planning system.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Implicitly supportive if it makes better use of allocated space and gives more flexibility in designing the other components of new settlement or development.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	See comments for objective 9. In addition, the implicit promotion of higher densities through this policy will help contribute to the

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		generation of the critical mass of people required to support local facilities.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	By providing a range of house sizes and types it is assumed that it will contribute to the creation of a diverse mix of residents within the development area and a vibrant community. This will also help to reduce segregation by house type and tenure and help reduce inequalities relating to income and location
16. Ensure all groups have access to decent and affordable housing	+	Supportive insofar as smaller property size will enable some lower income groups, not eligible for affordable housing, to get on the property ladder. It is assumed to have no direct impact in relation to affordable housing provision as the policy applies to market housing mix only.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: A clearly sustainable policy designed to ensure the broadening of the local economy is supported by a mix of accommodation appropriate to the needs of a diverse workforce. The need for appropriately sized and priced policies for smaller families and key workers is an implicit priority. The lack of a prescriptive approach may raise issues when implementing the policy as negotiations will have to be made on a site by site basis with developers during the application process. The policy has been informed by evidence provided by the Cambridge Housing Sub Region Strategic Housing Market Assessment.		

Draft Policy: Homes in the countryside

New dwellings

Proposals for new dwellings in the countryside will be determined in accordance with PPS7 or successor documents.

Proposals for new dwellings in the countryside will be permitted where accommodation for a full-time worker is required and there is an essential need for the employment to be in a countryside location. Such permissions will be subject to a condition ensuring the occupation will be limited to essential need and to a person solely or mainly working, or last working in the locality in agriculture, forestry, horticulture or other rural enterprise, or a surviving partner of such a person, and to any resident dependents.

Extension to, alteration or replacement of existing dwellings

Proposals to alter, extend or replace an existing dwelling in the countryside should not:

- result in disproportionate additions over and above the size of the original building subject to the need to provide satisfactory living standards;
- significantly increase the height or massing of the original dwelling;
- cumulatively increase the impact of the original dwelling on the surrounding countryside
- entail development where only the site of a previous dwelling remains or the previous dwelling has been abandoned.

Outbuildings

Proposals to erect, alter, extend or replace an outbuilding within the curtilage of a dwelling in the countryside should:

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- a. be of an appropriate scale consistent with the dwelling to which it relates
- b. be well related to the dwelling to which it relates
- c. not have an adverse impact on the surrounding countryside

Relaxation of occupancy conditions

Proposals for the relaxation of an occupancy condition will only be permitted where it can be demonstrated that the dwelling is no longer required by:

- a. its associated enterprise; or
- b. those working, or last working, in the locality in agriculture, forestry, horticulture or a rural enterprise; or
- c. a surviving partner of such a person or any resident dependents.

When considering applications to relax such a condition the District Council will require evidence of the steps taken to market the dwelling for a continuous period of 12 months at a value reflecting the occupancy condition.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Allowing replacement or extension to existing dwellings in the countryside to meet identified need will help minimise the need for new dwellings in the countryside.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Key aim of this policy. The aim is to conserve character and form by ensuring that the scale, design and materials of any new dwellings reflect the local context, character and vernacular.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	As above
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	?	Assumed that locations for agricultural dwellings will not be particularly sustainable. However, the negative effects of location need to be balanced against potential gains for the rural economy through, for example, the establishment of a rural enterprise.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	

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12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	-	Building in the countryside will inevitably make access harder as locations will be more remote than town centres or within key service centres. Despite this policy promoting the creation of rural enterprises these will tend to be commercial and not serve to increase the facilities and services available.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	Effect is largely assumed to be neutral as the number of instances where development is permitted will be small. However, it is recognised that the provision of housing for agricultural and related workers will help redress rural inequalities.
16. Ensure all groups have access to decent and affordable housing	+	Properties with occupancy conditions are usually lower cost than market housing. Allows updating to extend to meet modern standards.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	There may be instances where access to satisfying work is increased through, for example, farm diversification or the establishment of rural enterprises and this will help reduce out commuting to a degree and potentially enable access to work by means other than the private car.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	The development of rural enterprises will support the local economy and enable more efficient use of land to live and work in close proximity.
Recommendations: The policy is clearly consistent with national guidance designed to prevent unsympathetic rural development. It is clearly motivated by local conditions and the need to carefully control development in the instances where it is needed. The policy could be re-worded with regards to the marketing element – leaving a building empty for 12months is not making particularly efficient use of land. However, it is recognised that with the seasonal nature of some parts of the District's work will mean that a sufficient length of time will need to be elapse whilst efficient marketing occurs.		

Draft Policy: Housing with Care		
Proposals for the development of housing with care will: i. be located within the built-up areas of the Market Towns and Key Service Centres; ii. be located within the existing built-up areas of the Smaller Settlements where an operational need for such a location can be demonstrated; and iii. enable shops, public transport, community facilities and medical services to be reached easily for those without access to a car, as appropriate to the needs and level of mobility of potential residents.		
SA Objective		Commentary
	Impact	

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1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	Effect assumed to be neutral as development will only be permitted within the built up areas and other policies will protect against inappropriate development of Greenfield or open space
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Explicit reference is made in the policy wording for services to be accessible for those without private cars. The policy ensures development of this nature will only be located in sustainable locations with an appropriate range of services.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Development will be provided in sustainable locations with good accessibility to footpaths, cycleways and public transport to encourage more sustainable travel behaviour.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	+	Direct access to care and support services should contribute to a reduction in the fear of crime.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Makes clear provision for siting where access needs for residents are a priority.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	One of the primary objectives of the policy as it seeks to accommodate the needs of the elderly, severely disabled and people requiring social rehabilitation.
16. Ensure all groups have access to decent and affordable housing	+	Benefits sectors of the population that is disadvantaged in terms of overall health or income.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	

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18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is clearly sustainable and in line with government guidance on creating mixed and sustainable communities. Clearly meets the needs of sections of the population that may be disadvantaged in terms of health or income, encouraging development at sites that are more accessible and socially inclusive. The only potential concern is that facilities will struggle compete with other land uses for the most accessible sites. The policy is worded such that accessibility and service provision will clearly be a consideration.		

Draft Policy: Outdoor Sports and Recreational Facilities and Open Space		
Proposals for residential development will make provision for sports and recreational facilities and open space to meet the additional need generated by a development in accordance with the standards contained in Appendix 2 'Outdoor Sports & Recreation Facilities and Open Space'. Where appropriate, provision will involve all or some types of open space within the development site. Provision will be secured by condition or through S106 agreement which may include commuted payments towards off-site provision where facilities cannot reasonably be provided with the development site or where this secures the most appropriate provision for the local community. New sports facilities should be designed to at least a minimum playing standard of 'fit for purpose' as defined by Sport England and the appropriate sporting governing body. Within the provision of overall open space requirements, 8 square metres space per person should be provided for children's and young people's play space. Play space and facilities may be incorporated into any category of informal open space provision, or provided in association with outdoor sports, pitches, courts and greens where appropriate. Play space and play areas will be sought in accordance with the requirements set out in Appendix 2 'Outdoor Sports & Recreation Facilities and Open Space'. All sports and recreational facilities and open space should incorporate ancillary facilities such as seating and litter bins, pathways and landscaping as appropriate to the scale and nature of the site. Ancillary facilities should enhance the local environment, contribute to visual amenity and provide appropriate play and recreation opportunities.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	?	Effect will depend on location of housing development
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Provision of open space will have a positive effect on maximising opportunities for biodiversity and green infrastructure.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Provision of open space is important to provide a setting for development and create a sense of place.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	

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6. Manage and minimise flood risk taking into account climate change	+	Open space increases the amount of permeable land and therefore will help to allow greater levels of surface water run off.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Accessibility targets should positively reduce the need to travel and encourage walking to facilities.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Provision of open space and recreational facilities contributes to maintaining a healthy lifestyle.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Primary objective
13. Reduce crime, anti-social behaviour and the fear of crime	?	Although open spaces and outdoor recreation facilities can provide opportunities for anti-social behaviour good management can ensure that there are opportunities to engage in positive recreation activities which may divert people from anti social behaviour.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Improves access to leisure facilities and opportunities to maintain a healthy lifestyle.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations : A sustainable policy based on local evidence provided from the PNP Open Space, Sport and Recreational Needs Assessment and Audit (2006). It will ensure that in new residential development residents have appropriate access to open space and recreational facilities.		

Draft Policy: Indoor Sports and Recreational Facilities

Proposals for residential development will make provision for indoor sports facilities in accordance with the following standards:

Type	Quantity
Sports hall	51.2 sq m per 1000 population
Swimming pool	10.96 sq m of water per 1000 population

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Type	Quantity
Fitness stations	3.6 stations per 1000 population
Indoor bowls	0.05 rinks per 1000 population

New sports facilities should be designed to at least a minimum playing standard of 'fit for purpose' as defined by Sport England and the appropriate sporting governing body.

New sports facilities should be located within a 20 minutes walk time of their immediate catchment area, and where possible, should be linked to existing, or other proposed, community provision.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	Effect is dependent on the location of housing development.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Policy explicitly states that facilities should be located within 20 minutes walk of the immediate catchment area.
10. Maximise the use of renewable energy sources and technologies.	+	Not a primary aim of the policy but energy intensive uses such as gyms and swimming pools can offer the opportunity to use renewable and low carbon technologies (such as CHP).
11. Encourage healthy lifestyles	+	Primary aim of the policy
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	

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13. Reduce crime, anti-social behaviour and the fear of crime	+	Dependent on costs but provides positive recreation opportunities and therefore a potential reduction in anti social behaviour.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	The policy seeks to improve access to leisure facilities by means other than the private car.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: A sustainable policy which seeks to contribute to the pursuit of healthy lifestyles. It has been formulated from local evidence and studies.		

Supporting prosperous communities

Draft Policy: Office Development

Proposals for large office developments (more than 500m² gross floorspace, or 0.5ha site area) on unallocated land should be located within the defined limits of the town centres wherever possible. Such developments may be acceptable on sites within the built up areas of the Market Towns where it can be demonstrated that:

- a. no sequentially preferable site is available and suitable, starting with sites within 300 metres of the edge of the defined town centre and locations with good access to high quality public transport, then out-of-centre locations; or
- b. the scale of development is inconsistent with the function and character of the defined town centre; or
- c. the proposal forms an integrated part of a mixed use urban extension; or
- d. the site is located on an established industrial estate, distribution or business park.

Proposals for other office developments (less than 500m² gross floorspace, or 0.5ha site area) will be allowed within the existing built up areas of the Market Towns, Key Service Centres and Smaller Settlements subject to environmental and traffic considerations and other policies of the LDF.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	One of the primary objectives of the policy is to minimise development on Greenfield land.

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2. Minimise use of water	~	Unsustainable in absolute terms due to additional water consumption, otherwise location has little impact on this objective.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Other policies such as those for protected habitats and species and biodiversity will protect against inappropriate development which may harm designated sites and this policy works alongside. This policy is explicitly supportive of enhancing and conserving habitats as it limits encroachment beyond current urban boundaries.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	As above – other policies such as those on Conservation Areas will protect against inappropriate development. This is explicitly referred to in the policy wording bullet point two.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	The policy identifies a sequential test which promotes development within the built up areas of Market Towns, therefore it will implicitly promotes satisfaction with the neighbourhood.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	See comments for SA Obj 2
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Supportive as by locating office development within accessible, built up areas of Market Towns it will maximise opportunities for people to reduce the need to travel and travel by alternative means.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Focus on accessible locations offers opportunities to travel to work by cycle and foot.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	Although policy promotes development within accessible, locations within the built up areas, this may place pressure on existing sites of open space. It is assumed that other policies relating to open space and recreational land will protect inappropriate development that may lead to a reduction in the quantity of open space.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	The primary objective of this policy – improves accessibility of any services being provided at the development and means the workforce has convenient access to central shops and other facilities.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	A central location will be more accessible to a greater proportion of people via, for example, public transport than one in a periphery location.

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16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Addresses the decision making criteria apart from farm diversification.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Specific objective of supporting town centre vitality.
Recommendations: Policy is clearly sustainable and supportive of other policies designed to reinforce the settlement hierarchy in the emerging Core Strategy and it is consistent with government guidance.		

Draft Policy: Location of Industrial and Warehouse Development		
Proposals for large industrial or warehouse development (more than 500m² gross floorspace, or 0.5ha site area) on unallocated land will be acceptable subject to environmental and traffic considerations where the site is within: a. the built up area of a Market Town or Key Service Centre; or b. an established industrial estate, distribution or business park. Proposal for other industrial or warehouse development (less than 500m² gross floorspace, or 0.5ha site area) will be acceptable, subject to environmental and traffic considerations, in the above locations or where the proposal: a. is for the expansion of an established business; or b. is for the conversion or redevelopment of suitable existing buildings in the countryside and does not increase the total floorspace; or c. is on a site within the existing built-up area of a Smaller Settlement. Industrial or warehouse proposal within the established industrial estate area of Little Staughton Airfield will not be permitted if they would increase the net floorspace above 18,520m².		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Supports overall objective of development focused on brownfield land and is consistent with the settlement hierarchy set out in the emerging Core Strategy.
2. Minimise use of water	?	Certain industrial developments are potentially heavy users of water.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Generally beneficial if it reduces land take and impacts in the countryside.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Policy makes it clear that it aims to prevent development in inappropriate locations and would focus land use change on sites already affected by the typical impacts of these forms of industrial activity.

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5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Not addressed directly in terms of decision making criteria.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	?	New development is likely to add to emission levels unless raw materials and products can be moved by rail, although it is assumed that the scale of impact would be controlled by EIA of planning applications to limit or mitigate the impact of any growth in road traffic. Otherwise the policy aims to direct development to accessible locations affecting movement of materials and commuter traffic
8. Reduce waste and encourage re-use and recycling	?	Some industrial uses are likely to generate high levels of waste.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Supportive as the most sustainable and accessible locations are prioritised including those within the built up area of Market Towns and existing, safeguarded employment areas.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	Assumed that such developments do not provide services required by the general public.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	The supporting text specifically mentions consideration for reducing the need to travel and travelling by cycle or foot.
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Supports development and desirability of a diverse economy and work force.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Will facilitate business development if it contributes to the supply of adequate land at appropriate sites. Separation of industrial land uses from others will indirectly support town centre vitality while helping to ensure the local economy has a diverse base. Also provides for appropriate development in smaller communities and rural areas to support their vitality.
Recommendations:		

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A sustainable policy that adopts a locational approach for industrial developments that is consistent with other policies for locating housing, retail, amenities etc. The nature of businesses that might be attracted is however not specified and concerns may arise from permitting development of a size that requires a high level of water consumption for its operations and cleaning etc unless it can be demonstrated that these needs can be met in a sustainable way.

The policy wording could stress the need to locate new industrial development at sites well served by the existing transport network – and ideally with good access to rail services. Good access for reducing the need to travel is mentioned in the supporting text but good access for goods, materials, customers etc is not mentioned currently and reference to this could be considered. It may be useful to set out which uses (not just industrial) that the Council may find particularly attractive at later stages of plan production although it is acknowledged that the Council would not want to prejudice any particular use over another.

Draft Policy : Redevelopment of Commercial Sites

Proposals for uses other than those falling within use classes B1, B2 and B8, on established industrial estates, distribution or business parks as shown in Appendix 4 'Established Commercial Areas' will be resisted unless it can be demonstrated that:

a. Continued use of the site for B1, B2 or B8 purposes is no longer viable, taking into account the site's characteristics and existing / potential market demand and there is sufficient land available elsewhere that is in use, was last used or is allocated for these uses; and

b. An alternative use or mix of uses will give greater benefits to the community than continued employment use.

Proposals for uses other than those falling within use classes B1, B2 and B8, on other sites used (or last used) for employment purposes, including sui generis uses of an employment character, will be resisted unless it can be demonstrated that:

i. Continued use of site for B1, B2 or B8 purposes is no longer viable taking into account the site's characteristics and existing / potential market demand; or

ii. Use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or traffic problems; or

iii. An alternative use or mix of uses will give greater potential benefits to the community than continued employment use.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Clearly supports the objective of efficient use of land resources by preventing premature redevelopment but enabling redistribution of the stock of brownfield land (actual and potential) to meet other targets.
2. Minimise use of water	~	Assumes no long term change.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Likely to be positive if re-use prevents sprawl onto surrounding rural land. Redevelopment also offers opportunities to 'design for biodiversity' by, for example, creating green roofs or nest boxes.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	~	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	

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6. Manage and minimise flood risk taking into account climate change	~	Assessment viewed as largely neutral due to a number of unknown variables. However, redevelopment offers the scope to introduce more energy efficient materials in new buildings, although that is not the specific purpose of this policy.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Comments are similar to those above however, the assessment is seen as positive if existing development is in the most accessible locations, reducing commuting distances and therefore meeting favourably the majority of the decision making criteria.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	Supports the retention of existing linkages between residential to employment areas rather than redevelopment pushing employment to the outskirts of settlements.
10. Maximise the use of renewable energy sources and technologies.	~	See comments for SA obj 6.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	Change from B1, B2 or B8 to open land is assumed to be unlikely, therefore effect assumed to be neutral. However, change of use to housing would require provision of open space.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	
Recommendations: The policy has a number of strengths including contribution to a flexible planning approach. It supports the continued provision of a stock of brownfield land for business development in appropriate locations and covers a range of uses, taking in office developments that may generate large levels of commuter traffic but minimal goods movement to industrial uses where traffic balance is reversed.		

Draft Policy : Tourist Facilities and Visitor Attractions

Proposals for large tourist developments (more than 500m² gross floorspace, or 0.5ha site area) on unallocated land will be acceptable where:

- a. the site is within the built up area of a Market Town or Key Service Centre; or

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b. the proposal is for the expansion of an existing tourist development on land adjacent to its current site; or c. the proposal is for the conversion or replacement of suitable existing buildings in the countryside and the proposal complies with other relevant policies. Proposals for other tourist developments (less than 500m² gross floorspace, or 0.5ha site area) will be acceptable in the above locations or where the proposal: d. is on a site within the existing built-up area of a Smaller Settlement; or e. is adjacent or is well-related to a Market Town, Key Service Centre or Smaller Settlement and is to provide facilities associated with strategic green infrastructure. Proposals for touring caravan or camp sites will be acceptable where: i. the site is adjacent or well-related to an existing settlement; ii. no adverse visual impact is caused on the surrounding landscape; iii. the site is, or can be served by adequate water and sewerage services; and iv. where safe physical access can be achieved. The occupation of new tourist accommodation will be restricted through the use of conditions or legal agreements to ensure a tourist use solely and not permanent residential use. Proposals for visitor attractions that could attract large numbers of people should be accessible by a variety of means of transport, and offer access by non-car modes for all potential users.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	The policy wording is focused on tourist accommodation and provides clear protection against encroachment onto agricultural land.
2. Minimise use of water	?	Larger tourism and leisure facilities could have sizeable demand for water whereas the policy wording largely concerns the consumption of land resource. The limited range of tourism facilities within the District suggests that this impact may grow over time.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Implicitly supportive as constraining development to existing areas will help limit urban encroachment.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	See comments for SA obj 3. This policy is also complemented by other policies on conservation areas and design.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	

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7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Provision of travel choice supports this objective, although it may be more practical and effective for developments with built up areas or at their edge. Might be appropriate to require provision of travel plans to accompany proposals to develop larger sites where the volume of traffic would be greater and where there is more scope to provide public transport access that is economically viable.
8. Reduce waste and encourage re-use and recycling	~	Tourist development is likely to increase waste accumulation however, this policy will be complemented by the policy on design which requires appropriate recycling facilities.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	A primary objective as mentioned in the policy wording.
10. Maximise the use of renewable energy sources and technologies.	~	Effect assumed to be neutral as the potential to maximise renewable energy sources and technologies will depend on the type of tourist development.
11. Encourage healthy lifestyles	+	Supportive as the policy is also assumed to provide for outdoor recreation and leisure facilities.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	As above. Key tourist attractions across the District include areas of strategic greenspace enhancement such as the Great Fen Project.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Clearly supportive.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	Although access for mobility impaired is not specifically mentioned it is assumed that this policy will work alongside policies on accessibility as well as domestic and EU legislation. The emphasis on travel choices provides for those without access to a car – many of whom are those on low incomes or the elderly.
16. Ensure all groups have access to decent and affordable housing	~	The majority of tourist accommodation is purpose built and therefore would have little impact on this objective.
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	All proposals contributing to a growth in sustainable tourism (and leisure) support business development and diversification of the economy.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Beneficial. Effects assumed to build over time as there are currently a limited range of tourism facilities available in the District.
Recommendations: Supportive of sustainable tourism and the promotion of greater opportunities for tourism within the District. The policy wording is such that tourist development is prevented in locations distant from local amenities and existing attractions.		

Draft Policy: Farm diversification

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Proposals for farm diversification schemes should make an ongoing contribution to sustaining the farm business as a whole and should not involve built development on previously undeveloped sites unless:

- a. the re-use or redevelopment of existing buildings on the holding for the intended use is not feasible, or an opportunity exists to demolish an existing structure and re-build in a more appropriate location; and
- b. the proposed floorspace does not exceed 500m² or in the case of retail uses not more than 250m² and does not involve the sale of produce other than unprocessed goods from an associated agricultural holding.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Primary objective with appropriate exclusions.
2. Minimise use of water	~	As above, although the effect for some changes of use could be more pronounced.
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	?	Depends on the nature of land use change. If confined to the area of existing buildings the effect would be minimal, however more extensive leisure related development must not be allowed to damage or destroy areas of woodland, hedgerows etc.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Maintenance of landscape and townscape character is a clear priority.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	Appropriate design is implied.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	?	Some diversification proposals might increase rural traffic and this would need to be weighed against the benefits to the rural economy, recognising that it is unlikely to be practical to provide public transport access except to very large scale developments.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	Due to the relatively small numbers of diversification proposals anticipated, it is assumed that the effect will be largely negative. It is however, recognised that the location of many farm diversification proposals implies that accessibility by foot, cycle and public transport will not always be possible.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Indirect contribution from recreational redevelopment

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12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Depends on the nature of the development.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Assumed to have a positive effect as farm diversification proposals tend to encompass specific purposes, more often than not related to education opportunities or training such as workshops or farm shops. It will, however, be dependent upon the development proposed.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Although accessibility for those without a car may prove to be an issue, this is offset by the employment benefits to the rural population.
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Primary objective - provides employment for rural workers and helps to sustain the rural economy.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	See above.
Recommendations: A sustainable policy consistent with government guidance. Implementation of the policy requires a trade off between the community and economic benefits that can be arise from farm diversification against the potential for increased car use that may be generated as a result.		

Draft Policy: Retail and Leisure Development s

Within the defined town centres of the Market Towns development proposals for retail and other town centre uses will be supported where:

a. the scale and type of development proposed is directly related to the role and function of the centre and its catchment area and it contributes to the provision of a safe environment: and

b. there would be no adverse impact on the vitality and viability of the centre or other centres.

In Market Towns outside the defined town centre, development proposals for retail and other town centre uses will need to demonstrate that:

i. no other site is available and suitable in accordance with the sequential tests set out in PPS6; and

ii. the scale and type of development proposed is directly related to the role and function of the locality and contributes towards the provision of a safe environment; and

iii. the proposal will not have a significant adverse impact upon the vitality and viability of the town centre; or

iv. the scale of development proposed is inconsistent with the function and character of the town centre or a need to be in the particular location can be justified; and;

v. the site offers potential to maximise accessibility by walking, cycling and public transport.

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Within the existing built up areas of Key Service Centres and Smaller Settlements development proposals for local shopping and other town centre uses as defined in PPS6 will be supported subject to environmental, safety and amenity considerations as set out elsewhere in the LDF where it can be demonstrated that:

- a. the scale and type of development proposed is directly related to the role and function of the locality and contributes towards the provision of a safe environment; and
- b. the development would enhance existing provision in the locality; and
- c. the development would meet a clear local need.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Directs growth primarily within built up areas and places restrictions on urban edge or out of town development.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Supportive insofar as it limits the possibility of out of town development.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Supported by the need to ensure that development fits into the local setting.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	As above.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Depends on location but the criteria emphasises promotion of sustainable locations which can be accessed by foot, cycle and public transport.
8. Reduce waste and encourage re-use and recycling	?	New development will add to waste generation and commercial development is a particularly high generator of waste. However, the policy on design quality (and the requirement to provide appropriate recycling facilities) will complement achievement of this objective as will Council initiatives to promote recycling in the commercial sector.
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	A key objective of the policy to promote development in sustainable locations which are easily accessible by foot, cycle or public transport.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	See comments for objective 9

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12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	?	Potentially competing for urban space and therefore requirement to locate retailing and other uses centrally adds to development pressure. The issue would have to be addressed through sensitive urban design and reflects the cumulative impact of several government policies.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Primary objective.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Supportive due to promotion of accessible locations and sustainable travel modes (not car dependent).
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	A primary objective.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Strongly supportive.
Recommendations: Clearly supportive and consistent with the settlement and housing hierarchies proposed within the emerging Core Strategy		

Draft Policy: Town centres and Retail Designations

Development proposals for retail, leisure, office, cultural and tourism facilities and other main town centre uses as defined in PPS6 should be within the defined town centres unless they accord with exceptions allowed for elsewhere in the LDF.

The shopping role of the town centres will be supported within the defined town centre boundaries with priority given to development within the defined primary shopping areas to strengthen their vitality and viability. Boundaries of town centres, primary shopping areas and primary frontages are defined on the proposals map.

Primary shopping areas are defined for each Market Town where retailing predominates but which incorporate a greater density of other Class A uses including restaurants, public houses, hot food take-aways and financial and professional services which contribute to the overall vitality and viability of the area. Within the primary shopping area development proposals:

a. that contribute to the promotion of the evening economy will be supported as valuable additions to the vitality and viability of the area subject to public safety, environmental and amenity considerations

b. should not prejudice the effective use of upper floors of the premises, including the retention of any existing separate entrances.

Within the primary shopping area of Ramsey the loss of any ground floor town centre use as defined in PPS6 to a non-town centre use will be resisted to protect the vitality and viability of Ramsey as a Market Town.

Development proposals involving such a loss will be required to provide evidence that reasonable steps have been taken to market the property for a continuous period of 12 months at a value reflecting its town centre use.

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Primary shopping frontages have been identified in Huntingdon, St Ives and St Neots where at least 70% of ground floor units are shops (Class A1) (7). Within primary shopping frontages a balance of shops and other uses will be maintained to ensure their vitality. Within primary shopping frontages development proposals should:

- i. not result in more than 30% of ground floor units in the defined primary frontage as whole being in other (non-A1) uses; and
- ii. not create a continuous frontage of three or more units in other (non-A1) uses.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Supports the need for a well defined urban centre and recognises the need for diversity within the centre to promote vitality and viability. The promotion of A1 uses ensures that frontages remain active although allowing complementary activities that do not fall within this use class will promote a mix of uses and add to vibrancy of the town centre as well as ensuring the area is populated at all times of the day.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Ensuring there is an appropriate mix of uses and that areas can be populated at all times of the day increases the natural surveillance of an area and makes it safer.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Implicitly supportive of policies to focus retailing and companion land uses in the most accessible locations near to transport hubs.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	See comments for obj 7.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Promotes healthy lifestyles through the promotion of sustainable travel modes and opportunities to travel by foot or cycle. In order to maximise these opportunities they may need to be accompanied by fiscal incentives to discourage car use (such as car parking charges) to

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		really encourage people to make sustainable travel choices.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	+	Attracting the right mix of uses can generate greater activity and surveillance.
14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	Primary objective
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	By locating retail and other uses within town centres accessible to all the policy is supportive of redressing inequalities (relating to travel) for those without access to a car which tend to be those on low incomes and the elderly.
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Will provide an attractive environment for the retail sector.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Primary objective.
Recommendations: The policy is clearly consistent with government guidance and with the settlement hierarchy proposed in the Core Strategy. Central retailing areas provide the scope for convenience and comparison shopping, encouraging retailers to compete and thereby benefiting local residents while also providing market centres with a well defined heart. However, care will need to be taken to ensure that complementary activities are permitted to encourage visits after dark and ensure that centres are populated throughout the day and night. Some consideration may need to be given to setting the threshold at 70% of ground floor frontage and to whether overall retail floorspace should be considered. This may need to be evaluated based on data about frontage size.		

Draft Policy: Key Local Services and Facilities

Development proposals should not result in an unacceptable reduction in the availability of key services and facilities in a settlement, unless it can be demonstrated that:

- i. there is no reasonable prospect of that service or facility being retained or restored; and
- ii. there is little evidence of public support for the retention of that service or facility

When considering whether an unacceptable reduction would occur, consideration will be given to:

- a. whether the service or facility is the last of its type within the settlement (or within an individual neighbourhood within one of the Market Towns); or
- b. whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of a Key Service Centre.

For the purposes of this approach, key services and facilities are considered to include local shops, public houses, religious establishments, education facilities, filling stations, public halls and health care facilities.

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		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	A primary objective of this policy.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	As above.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Implicitly supportive, if only on a small scale, as it means residents have basic services on their doorstep and reduces the need to travel further into town centres.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	See comments for obj 7.
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Implicitly supportive as it maximises opportunities for people to access facilities on foot and cycle. It will also contribute to sustaining social and community infrastructure which is an important part of enhancing health.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	~	
13. Reduce crime, anti-social behaviour and the fear of crime	+	Supportive in the long term if retention of local facilities maintains vitality and protects against out-migration. By helping to ensure that local facilities and services are sustained it will encourage more activity to occur on the streets and ensure that areas are well populated throughout the day thereby generating surveillance. Some facilities and services that will be covered by this policy may include those specifically for certain sectors of the population eg youths which may help to cut down on anti-social behaviour that some youths may be associated with.

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14. Improve the quality, range and accessibility of services and facilities (including health and education)	+	A primary objective of this policy.
15. Redress inequalities related to age, gender, disability, race, faith, location and income	+	Protecting against the loss of key services within a locality will contribute to reducing the rural inequalities regarding service provision that persist in many rural areas.
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	+	Supportive insofar as it promotes the rural economy, although it does not address the other decision making criteria.
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	Promoting rural amenities can help support tourism and leisure initiatives and protecting against the loss of key services in local areas is unlikely to detract from the vitality and viability of town centres.
Recommendations: Clearly consistent with government guidance and designed to prevent the steady depletion of rural amenity which is essential to the character and fabric of the settlement. It is also important to have smaller local concentrations of services and facilities within the suburbs of the larger towns, and the loss of these services and facilities will also be damaging to local community cohesion, while also increasing the number and lengths of trips made by residents to access services and facilities. The policy does not preclude the closure of last remaining services and facilities where there is no local support or custom but aims to prevent enforced changes of use on services and facilities that are still valued by the community but where the owner wishes to redevelop or re-use the site.		

Protecting and enhancing the environment

Draft Policy: Biodiversity and Protected habitats and species

A development proposal that could affect a site of value for biodiversity or geological conservation should:

- maintain and enhance biodiversity with priority being given to habitat creation which would help achieve Cambridgeshire Biodiversity Action Plan Targets; and
- provide for appropriate mitigation measures when the benefits of the development outweigh harm to biodiversity; which will be secured by condition or through a S106 agreement.

Development proposals must provide opportunities for the incorporation of beneficial biodiversity features within the design of development.

Development proposals should not harm sites of national or international importance for biodiversity or geology such as SSSIs.

A development proposal that could potentially damage County Wildlife Sites, Local Nature Reserves, Ancient Woodland, important species, Protected Roadside Verges or other landscape features of historic or nature conservation value will not be permitted unless the need for, and the benefits of, the development significantly outweigh the potential harm to nature conservation interests.

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When the benefits of the development outweigh harm to protected habitats or species provision should be made for appropriate mitigation measures, reinstatement of features and/or compensatory work that will enhance or recreate habitats or relocate species on or off the site and which would ensure that the development would not adversely impact on the long term protection of the habitat or species. This will be secured by condition or through a S106 agreement involving works on or off the site as necessary.		
		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Policy protects against development on valuable Greenfield sites.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	A primary objective.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Implicitly supports the maintenance of natural landscape features
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	~	
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	Complements renewable energy policy which seeks to protect inappropriate development in designated sites.
11. Encourage healthy lifestyles	~	Not primary aim of the policy however, it is recognised that opportunities to access wildlife and biodiversity, as well as open space, favourably impacts upon health.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Policy protects against inappropriate development on protected sites unless the benefits of development outweigh the harm caused.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	

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16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is consistent with government guidance as it provides a basic level of protection for designated sites and those recognised for their conservation value. Although this policy only covers designated sites and those recognised for their conservation value, the policy on biodiversity and green infrastructure provides protection for undesignated sites.		

Draft Policy: The Great Fen Project		
Planning permission for development (including changes of use) will be granted for proposals which will deliver the implementation of the Great Fen Project as identified on the Proposals Map and which are consistent with the Master Plan for the project area. Applications should be accompanied by information which clearly explains how the proposals will make a positive contribution towards the implementation of the Master Plan and overall strategy for the Great Fen. Proposals which lie outside the project area and within its zone of influence will be permitted if they are compatible with the landscape, access and water quality aims of the strategy.		
SA Objective		Commentary
	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	The policy protects against inappropriate development within the Great Fen Project that does not form part of the approved strategy for the area. This will help to minimise further development on the best agricultural land.
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	A primary objective of this policy is to promote green infrastructure and biodiversity within the Great Fen area and related projects.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Policy will help promote reinstatement of historic landscape.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	As obj 4
6. Manage and minimise flood risk taking into account climate change	+	Promotion of wetland habitat will aid flood management.
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	+	The project aims to develop infrastructure such as boat moorings and cycle paths.

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10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	+	Promoting access to biodiversity is beneficial to health and the development of green infrastructure links which double up as green corridors such as cycle paths may help encourage sustainable (and therefore also healthy) travel choices.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	A primary aim
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	The Great Fen Project provides opportunities for exploiting tourism in this area.
Recommendations: A sustainable policy which complements the Strategic Green Infrastructure policy in the Core Strategy.		

Draft Policy: Landscape character		
Development proposals outside the built up area of any Market Town or Key Service Centre should: a. respect and respond to the distinctive qualities of the surrounding landscape as identified in the Landscape and Townscape Assessment (2007) or successor documents; b. avoid the introduction of harmful, incongruous or intrusive elements into views by reason of the development's siting, scale, form, colour or use of materials; c. employ landscape and boundary treatments that minimise the impact of any development on its setting; d. conserve and enhance natural or semi-natural vegetation characteristic of the area; and e. retain historic landscape features such as field patterns, watercourses, drainage ditches and hedgerows. Where harm to local landscape character is unavoidable as a result of beneficial development positive mitigation measures will be required to be secured as part of any submitted landscaping scheme or by condition on any planning permission. This will be secured by condition or through a Section 106 agreement involving works on or off-site as necessary.		
		Commentary
SA Objective	Impact	

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1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	+	Policy is supportive of this objective by helping to prevent urban creep and conserving natural and semi natural vegetation
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Implicitly supportive.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Primary aim of the policy.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Supportive as the 'design' of the natural environment and built fabric are to be preserved, though the option does not preclude appropriate development.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	+	Will assist in dispersal of airborne pollutants and help to prevent urban impacts (noise, light etc) penetrating far into the rural surroundings.
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	?	The policy does not preclude appropriate development and, as the policy concerns development outside of market towns and key service centres it is assumed that locations are unlikely to be as sustainable as those within the built up areas of these settlement hierarchies
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Maintains open space and access although this does not necessarily involve publicly accessible land.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	

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Recommendations: Supports objectives of respecting and maintaining landscape character whilst (indirectly) maintaining the natural landscape features that help sustain and enhance biodiversity. The policy provides clear criteria for making appropriate judgements and is further enhanced by the Landscape and Townscape (SPD) (2007) which provides detailed advice on landscape character.

Draft Policy: H eritage Assets

Any proposal for development within or affecting a Conservation Area (including applications for Conservation Area Consent for demolition):

- a. will be determined in accordance with national guidance for the determination of applications relating to conservation areas; and
- b. should ensure that traditional shopfronts, made from a traditional frame are retained wherever possible, and new shopfronts utilise traditional materials such as timber or high quality contemporary materials that respect the character and proportions of the building and nearby properties

Any accompanying Design and Access Statement should describe how the proposal responds to the particular qualities of the surrounding landscape and town scape with reference to the Huntingdonshire Design Guide (2007) and the Huntingdonshire Landscape and Townscape Assessment (2007) or successor documents, and the conservation area as described in the relevant Conservation Area Character Statement as follows:

Abbots Ripton, Alconbury, Alwalton, Bluntisham, Broughton, Buckden, Earith, Fenstanton, Godmanchester (Post Street), Godmanchester (Earning Street), Hemingfords, Holywell, Houghton & Wyton, Huntingdon, Keyston, Kimbolton, Leighton Bromswold, Offord Cluny, Somersham, St Ives, Stonely, Warboys, Woodhurst, Yaxley and any subsequent statements

A development proposal within or affecting the designated historic parks or gardens at Elton Hall, Hilton Maze, Abbots Ripton Hall, Hamerton and Leighton Bromswold, or any subsequent designations, will only be permitted if it would not have an adverse impact on the historic or special features and characteristics of the registered historic park or garden. Where appropriate, mitigation measures will be secured by condition or through a Section 106 agreement.

The sub-division of large curtilages will be resisted where the sub-division will detrimentally affect the setting of a listed building, the qualities of a conservation area, trees considered to be worthy of protection or the design integrity of historic parks and gardens. In all other circumstances the sub-division of large curtilages will only be allowed where the resultant dwelling and its curtilage will be of a size and form that are sympathetic to the locality.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	
2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	+	Can be beneficial if it preserves well established open space within urban and suburban areas.
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Primary aim of this policy.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	Supports objectives 4 and 3 which add to the creation of an attractive environment.

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6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	?	There may be potential conflict between protecting built and cultural heritage and promoting use of renewable technologies such as solar panels.
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Supportive as policy covers open space within conservation areas as well as buildings. Policy also covers historic parks and gardens which are publicly accessible.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: Clearly sustainable in terms of preserving the character and setting of conservation areas. The important contribution that open space makes to the setting and character of conservation areas is mentioned within the supporting text.		

Draft Policy: Public Art

Policy wording

Development proposals comprising large, moderate or minor scale residential schemes or 500m² or more of commercial, retail, leisure and institutional buildings should make provision for the commissioning and installation of publicly accessible art, craft and design works. Contributions and commuted maintenance sums for up to 10 years will be secured by condition or through a Section 106 agreement where appropriate.

		Commentary
SA Objective	Impact	
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	~	

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2. Minimise use of water	~	
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure.	~	
4. Maintain, protect and enhance the distinctiveness of the built environment (including the archaeological heritage) and historic landscape character	+	Public art helps reinforce the distinctiveness and generates a sense of identity. It is an important aid in promoting the setting of a building and its context and contributes to the character of an area.
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	+	The provision of public art can make an important contribution to fostering civic pride and a sense of identity. This is an important part of ensuring people's well being and sense of satisfaction with a place.
6. Manage and minimise flood risk taking into account climate change	~	
7. Reduce emissions of greenhouse gases and other pollutants (eg air, water, soil, noise, vibration and light)	~	
8. Reduce waste and encourage re-use and recycling	~	Indirectly public art can help promote recycling campaigns as public art can be made from recycled objects and can generate interest and a high local media profile..
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways).	~	
10. Maximise the use of renewable energy sources and technologies.	~	
11. Encourage healthy lifestyles	~	
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	+	Public art can help enhance amenity areas by enlivening a space and making it more interesting.
13. Reduce crime, anti-social behaviour and the fear of crime	~	
14. Improve the quality, range and accessibility of services and facilities (including health and education)	~	
15. Redress inequalities related to age, gender, disability, race, faith, location and income	~	
16. Ensure all groups have access to decent and affordable housing	~	
17. Improve access to satisfying work appropriate to their skills, potential and place of residence	~	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	
Recommendations: The policy is sustainable and is in accordance with government guidance on urban design. The policy ensures that provision for public art will be made as part of large, moderate or minor scale residential developments and commercial developments over 500m2. It is locally specific and covers an area not well covered by national guidance.		

3 Indicators and baseline data

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3 3 Indicators and baseline data

Table 3 Appendix 3: Indicators and baseline data

Objective	Indicator	Current situation		Assessment	Data sources
		Huntingdonshire	Comparator		
1. Minimise development on Greenfield land and maximise development on land with the least environmental/amenity value	% dwellings completed on previously-developed land	Ave 55.3% (05/06)	East of Eng: 71% 2005/06	Favourable situation. Lower than for the region but improving significantly.	District monitoring; EERA ⁽¹⁾
2. Minimise use of water	Water use per household	No data available at present.	No data available at present.	No data available at present.	Water consumption data available by water company regions. A method of estimating water consumption at the County level is being investigated
3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure	% SSSIs in favourable or unfavourable recovering condition Change in areas of populations of biodiversity importance: 1. Change in priority habitats 2. Change in areas designated for their intrinsic value inc sites of international, national, regional, sub regional or local significance	Not previously monitored	No corresponding comparator	No data available at present	Regional and District monitoring
4. Maintain, protect and enhance the distinctiveness of the built environment (including	% Listed buildings 'at risk'	13.1% (2006)	East of Eng: 1.8% (2006)	Unfavourable situation. Figure has increased, although this is partly due to	District monitoring; English Heritage

3 Indicators and baseline data

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archaeological heritage) and historic landscape character				an audit at Hinchingsbrooke School	
5. Creation of an attractive environment through high quality design and use of sustainable construction methods	% residents who are satisfied with their neighbourhood as a place to live	81% (2006)	Cambridgeshire: 80% (2006)	Unfavourable situation. Higher than for the county but decreasing	Quality of life survey (no regional comparator) QoL18/LIB133, QoL 19. ⁽²⁾ Data in 'current situation' and 'trend' columns are not directly comparable
	% major housing sites meeting local 'Building for Life' standard	No data available at present.	No data available at present.	No data available at present.	Monitoring framework needs to be developed
6. Manage and minimise flood risk taking into account climate change	Number of planning permissions granted contrary to advice of Environment Agency on either flood defence grounds or water quality	2 (2004/05)	Cambridgeshire: (2004-2005) 8	Favourable situation. A third fewer permissions are granted than compared to Cambridgeshire.	District monitoring, County monitoring
7. Reduce emissions of green house gases and other pollutants (for example air, water, soil, noise, vibration and light)	CO2 emissions	1708 (2004)	Cambridgeshire: 5956 (2004)	Favourable situation	District level data from DEFRA
8. Reduce waste and encourage re-use and recycling	% of household waste which have been sent for recycling	21.13 (2005)	Cambridgeshire: 19.47 (2005)	Favourable situation. The percentage of household waste recycled for Huntingdonshire is higher than that of the county	District monitoring and County monitoring (BVPI)
9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways)	Amount of new residential development within 30 mins public transport time of GP, hospital, primary and secondary school, areas of employment and a major retail centre	No data available at present	Was not previously monitored	Unable to complete assessment	County Council monitoring
10. Maximise the use of renewable energy sources and technologies	Renewable energy capacity installed by type (GW/h)	(2005) Onshore wind: 1.79 Water: 0.095	(2005) Cambridgeshire & Peterborough: Onshore wind: 7.571	All the water power for the county is located in Huntingdonshire.	District and county council monitoring

3 Indicators and baseline data

Huntingdonshire LDF | Sustainability Appraisal for Development Management DPD Development of Options

		Methane from landfill: 18.33	Water: 0.095 Methane from landfill: 61.29		
	% of predicated energy requirement from on site renewable energy technology on major development	Data not collected this year	Data not collected this year	No data is available at present therefore it is not possible to make an assessment.	N/A
11. Encourage healthy lifestyles	% of residents with limiting long term illness	13.5% (2001)	East of England: 16.2% (2001)	Favourable situation. Lower than the region as a whole.	Census of Population
	% of rights of way that are rated 'easy to use'	64.7% (2006)	Cambridgeshire: 62% (2006)	Favourable situation.	District and County Council monitoring. Data in 'current situation' and 'trend' columns are not directly comparable due to different data sources.
12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife	Ha of strategic open space per 1,000 people	9.8 ha/ 1000 people	Cambridgeshire and Peterborough: 4.8 ha/ 1000 people	Favourable situation. Almost twice as much as for Cambridgeshire.	Strategic Open Space study (no regional comparator)
	Number of sports pitches available for public use per 1,000 people	1.61 ha/ 1000 people (2006)	No data available at present.	Unable to make assessment at present	District monitoring (no regional comparator)
13. Reduce and prevent crime, anti-social behaviour and the fear of crime	% of residents feeling 'safe' or 'fairly safe' outside in the local area after dark	56% (2006)	Cambridgeshire: 54% (2006)	Favourable situation. Marginally higher than for Cambridgeshire	Quality of Life Survey
	Violent crime per 1000 population	14.7% per 1000 population (2004)	East of England: 17% (2004)	Favourable situation. Significantly lower than England and Wales and East of England region.	Huntingdonshire Crime and Disorder Audit 2004
14. Improve the quality, range and accessibility of services and facilities (including education, health, transport, training and leisure opportunities)	% parishes (or urban wards) with access to: (a) general store; (b) surgery; (c) primary school	(a) 44.8% (2006) (b) 20.7% (2006) (c) 41.4% (2006)	No data available at present	Mixed situation. Increase in access to general store but decrease in access to primary school	Village Facilities Survey

3 Indicators and baseline data

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	% adults who feel they can influence decisions affecting their local area	15% (05/06)	Cambridgeshire 17% (05/06)	Unfavourable situation. Lower than for Cambridgeshire and decreasing	Quality of life survey (no regional comparator) ⁽³⁾ QoL23/LIB137
15. Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel the local community is somewhere where people from different backgrounds can live harmoniously	50% (05/06)	Cambridgeshire: 52% (05/06)	Unfavourable Situation. Lower than for Cambridgeshire and decreasing.	Quality of life survey (no regional comparator) ⁽⁴⁾ QoL25/LIB139
	% of employees in the top 5% of earners that are women	14.29% (2005)	Cambridgeshire: 42.46%	Difficult to assess as the figures for Huntingdonshire may have been manipulated from the data collected for Cambridgeshire as a whole, plus the population for Huntingdonshire is comparatively smaller.	BVPI indicators (District and County)
	% of employees in the top 5 % of earners that are from ethnic minorities	0% (2005)	Cambridgeshire: 1.23%	As above.	BVPI indicators (District and County)
	% employees in the top 5% of earners with a disability	Not previously monitored	No comparator as this indicator is not yet available.	No data available therefore unable to make an assessment.	As above.
16. Ensure all groups have access to decent, appropriate and affordable housing	% dwellings completed that are 'affordable'	24.3% (02/03)	Cambridgeshire: 12% (2003)	Favourable situation. Higher than for Cambridgeshire.	District monitoring ⁽⁵⁾
17. Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate, % (male & female)	1.5% (2004)	Eastern: 2.3% (2004)	Favourable situation. Lower than for the region and remaining the same.	Nomis / CCC Research Group ⁽⁶⁾
	Employment land available (land supply by type) (ha)	529.87 (2006)	East of Eng: 2,139.50 (2006)	Favourable situation – the land available for employment has continued to rise since 2005.	Regional monitoring / district monitoring
	Amount of employment land lost to residential development (ha)	-3.9212 (2006)	East of Eng: 117, 776 (2006)	Not previously monitored for region therefore unable to make an assessment. The amount of land lost	Regional monitoring / district monitoring

3 Indicators and baseline data

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				to residential development has increased since 2005.	
18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	+1.3% (2002) NOMIS	Eastern: +0.2% (2002) NOMIS	Favourable Situation. The number of firms has continued to rise.	NOMIS / CCC Research Group
	Economic activity rate, % (male & female)	85.6% (Mar 02 – Feb 03)	Eastern: 81.5 (Mar 02 – Feb 03)	Favourable Situation. Higher than for the Eastern Region and increasing.	Census of Pop / NOMIS / CCC Research Group
	Amount and % of completed retail, office and leisure development in town centres (sqm)	Indicator changed	Indicator changed	Unable to make an assessment as the indicator has recently changed.	District and regional monitoring.

1. (1), (2), (4)
2. (3)
3. (2)
4. (3)
5. (3)
6. (1), (2)

1. Local Quality of Life Counts
2. Quality of Life Counts
3. Audit Commission Voluntary Quality of Life Indicators
4. Best Value Performance Indicator

Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

4 4 Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Appendix 4: Assessment of alternatives (taken from the ISA of Core Strategy Issues and Options paper)

Policy Area	Landscape Character – Option 1
Summary of option: sets out criteria to protect landscape character	
Summary of assessment: Option 1 is clearly sustainable with no obvious draw backs. It is not clear what benefits retaining the AoBL would have over option 1. The AoBL designation provides a simple prescriptive designation to ensure appropriate development in parts of the district. This is some what misleading if it suggests that there is more scope for development in other locations and therefore option one would provide better protection.	
Proposed mitigation measures: Option 1 should be favoured over the reasonable alternative	

Policy Area	Landscape Character – Reasonable alternative
Summary of option: Area of Best Landscape is retained	
Summary of assessment: Does not afford as much protection on sites not designated under AoBL therefore could give rise to inappropriate development pressure on these sites.	
Proposed mitigation measures: Option 1 should be favoured over the reasonable alternative	

Policy Area	Sustainable design
Summary of option: encourage compliance with the code for sustainable homes	
Summary of assessment: This option is clearly sustainable. In particular it supports objectives aimed at reducing greenhouse gas emissions and reducing the use of non-renewable energy sources.	
Proposed mitigation measures: None.	

Policy Area	Renewable energy
Summary of option: minimises the landscape impacts of renewable energy development	
Summary of assessment: This option is clearly sustainable. In particular it supports objectives aimed at reducing greenhouse gas emissions and reducing the use of non-renewable energy sources.	
Proposed mitigation measures: None.	

Policy Area	Flood risk
Summary of option: sets out criteria to minimise and manage the risk of flooding	
Summary of assessment: A straightforward protective option.	
Proposed mitigation measures: None	

Policy Area	Trees, hedgerows and other environmental features
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4 Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Summary of option: Option sets out criteria to minimise the risk of harm to trees, hedgerows and other environmental features
Summary of assessment: Clearly acceptable and sustainable
Proposed mitigation measures: None

Policy Area	Protected habitats and species
Summary of option: protects important habitats and species	
Summary of assessment: Option is consistent with national guidance and is supportive of objectives relating to habitat protection.	
Proposed mitigation measures: None	

Policy Area	Biodiversity
Summary of option: sets out requirements for development affecting biodiversity, providing basic protection appropriate for locally important assets, and seeking positive gain through mitigation and other measures.	
Summary of assessment: This policy addresses wider biodiversity and protects features on development sites. The approach is consistent with national policy and is clearly sustainable.	
Proposed mitigation measures: None	

Policy Area	Design quality
Summary of option: sets out criteria to assess design quality	
Summary of assessment: Option is in line with policy on sustainable communities and is supported by more specific material elsewhere in the document	
Proposed mitigation measures: None	

Policy Area	Street scene
Summary of option: ensures a positive contribution to the character and appearance of streets.	
Summary of assessment: Option is clearly sustainable. However, careful consideration will need to be given to future wording of the policy to ensure all potential impacts are recognised	
Proposed mitigation measures: None	

Policy Area	Transport impacts
Summary of option: sets out criteria for assessing development proposals including a requirement for an appropriate transport assessment or transport statement	
Summary of assessment: Option is clearly sustainable and consistent with current policy. The district's position on the strategic road network means that the option supports the economic activity component of sustainable development. Although it does not deal specifically with the need to manage the modal shift complementary policies on car and cycle parking further encourage this shift.	

Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Proposed mitigation measures: None

Policy Area	Development in the countryside
Summary of option: sets out criteria to restrict development outside the settlements.	
Summary of assessment: Option is clearly sustainable and consistent with current policy although there is a cumulative effect as restrictions on development in the countryside may give rise to development pressures within settlements. Careful wording of any policy will be required to ensure the specific circumstances in which development will be permitted in the countryside are clear.	
Proposed mitigation measures: None	

Policy Area	Housing density – Option 12
Summary of option: a single net density to be applied for development proposals across the district.	
Summary of assessment: Option 12 is not sustainable as applying a standard net density fails to take into account the character and amenities of settlements and will not ensure development at higher densities in more sustainable settlements	
Proposed mitigation measures: Option 13 should be favoured over Option 12.	

Policy Area	Housing density – Option 13
Summary of option: a range of densities to be applied for development proposals according to settlement type, character and amenities.	
Summary of assessment: Option 13 is clearly sustainable and consistent with the current governmental approach. It is designed to ensure that settlements which are more sustainable have higher densities for development than settlements which are less sustainable. It also ensures the broadening of the local economy is supported by a mix of accommodation appropriate to a diverse workforce	
Proposed mitigation measures: Option 13 should be favoured over Option 12.	

Policy Area	Historic parks and gardens
Summary of option: Option sets out criteria to ensure development does not harm historic parks and gardens.	
Summary of assessment: Option is clearly sustainable	
Proposed mitigation measures: None	

Policy Area	Re-use and re-development of rural buildings
Summary of option: Option encourages the re-use and re-development of rural buildings for business purposes using criteria to assess proposals.	
Summary of assessment: Option is clearly sustainable and consistent with current government policy. Re-development inevitably creates impacts and can increase traffic in the countryside, therefore it must be sensitive to local character if proposals for farm and rural diversification are to be pursued. If re-development for housing is considered appropriate priority should be given to affordable housing	

4 Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Proposed mitigation measures: None

Policy Area	Alteration or replacement of existing dwellings in the countryside
Summary of option: Option limits the impact of alterations and extensions on existing dwellings and restricts new houses being built in the countryside	
Summary of assessment: Option is clearly sustainable and consistent with current policy	
Proposed mitigation measures: Careful wording of the policy will be required to ensure that the limits placed on extensions or alterations are clear so as to adequately conserve the character of the countryside	

Policy Area	Mix of property sizes
Summary of option: Option encourages the provision of an appropriate mix of housing schemes according to their scale	
Summary of assessment: Option is clearly sustainable and designed to ensure the broadening of the local economy is supported by a mix of accommodation appropriate to the needs of a diverse workforce. The need for appropriately sized and priced properties for smaller families and key workers is an implicit priority.	
Proposed mitigation measures: None	

Policy Area	Housing for agricultural workers
Summary of option: Criteria based methodology for assessing proposals for housing for agricultural and related workers.	
Summary of assessment: Option is clearly sustainable and consistent with current policy. It takes a pragmatic view of the need to ensure rural workers' accommodation needs are provided for on an appropriate scale and location	
Proposed mitigation measures: Careful wording of the policy is required to ensure the criteria against which proposals are assessed are clear and evidence of need is provided	

Policy Area	Retirement housing
Summary of option: Option sets out criteria for specialist retirement housing.	
Summary of assessment: Option is clearly sustainable and consistent with current policy. It meets the needs of a section of the population that may be disadvantaged in terms of health or income, encouraging the provision of a supportive and inclusive environment. The only potential concern is that facilities will compete with other land uses for the most accessible sites and it is not clear how the Council could ensure that adequate provision can be made at least at some locations	
Proposed mitigation measures: None	

Policy Area	Nursing and care homes
Summary of option: Option sets out criteria for nursing and care homes.	
Summary of assessment: Option is clearly sustainable as it promotes social inclusion of vulnerable groups.	

Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Proposed mitigation measures: Careful wording of the policy will be required to ensure that the criteria is clear in order to maximise the opportunities for development of nursing and care homes.

Policy Area	Accommodation for gypsies, travellers and travelling showpeople
Summary of option: Option establishes requirement to meet accommodation needs of this sector and the criteria to be used in assessing suitable sites	
Summary of assessment: Option is clearly sustainable and consistent with current policy. It makes appropriate provision of land and utilities while respecting the rights of others living near proposed sites.	
Proposed mitigation measures: The policy will need to be worded carefully to ensure that the needs of this sector of the population are met	

Policy Area	Accessibility, adaptability and security
Summary of option: Option requires the provision of access arrangements for everyone	
Summary of assessment: Option is clearly sustainable.	
Proposed mitigation measures: The policy will need to be worded to show how access needs should be reflected in the design of developments in order to complement other policies on design and street scene	

Policy Area	Amenity
Summary of option: Option sets out criteria to ensure development will not have an unreasonable impact on living conditions.	
Summary of assessment: Option is clearly sustainable and is a straightforward option which preserves the status quo without harming the local economy by imposing restrictions that would deter development	
Proposed mitigation measures: None	

Policy Area	Mixed development
Summary of option: Option encourages mixed development within sustainable locations.	
Summary of assessment: Option is clearly sustainable and consistent with current policy. This option is implicitly sustainable as it brings jobs and homes closer together for some residents, while also making use of available space. However, careful wording is required to ensure an appropriate type of business use is permitted in live/work units or in locations where new homes are provided in settlement centres	
Proposed mitigation measures: None	

Policy Area	Open space and recreational land – Option 25
Summary of option: Criteria based policy will protect open space and recreation land.	
Summary of assessment: Option 25 is clearly sustainable and consistent with current policy. This option is beneficial in terms of protecting the open character of land within and around all settlements, whether for recreation or other uses. However, open space standards as applied within urban areas will contribute to development pressures and need to be mitigated through design proposals, particularly those on housing density.	

4 Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

Proposed mitigation measures: Option 25 is favoured over the reasonable alternative

Policy Area	Open space and recreational land – Reasonable alternative
Summary of option: All open spaces to be identified and designated on proposals map	
Summary of assessment: As it would be difficult to identify all areas of open space in a sufficiently exhaustive and consistent manner across the district given Huntingdonshire's size and the variety of spaces involved, the reasonable alternative is less sustainable as it may result in spaces that are 'missed' in the identification and designation process coming under inappropriate development pressure.	
Proposed mitigation measures: Option 25 is favoured over the reasonable alternative	

Policy Area	Retention of key local services and facilities
Summary of option: Proposes controls to prevent the loss of remaining village facilities unless there is clear evidence they are no longer supportable	
Summary of assessment: Option is clearly sustainable and consistent with current policy. It is designed to prevent the rural decline that has occurred over the last two decades. Rural amenities are essential to the character and fabric of the settlement and efforts to encourage leisure and tourism would be more problematic in a countryside where there is no convenient access to the most basic of services. Retaining services is essential to maintaining the character of the district as a whole. The option does not preclude the closure of last remaining amenities where there is no local support or custom (i.e. such that a commercial business is no longer viable) but aims to prevent enforced changes of use on amenities that are still valued by the community but where the owner wishes to re-use or re-develop the site	
Proposed mitigation measures: None	

Policy Area	Car and cycle parking
Summary of option: Option limits car parking and promotes provision of cycle parking and disabled parking to standards set in the Council's parking standards	
Summary of assessment: Option is clearly sustainable and consistent with current policy.	
Proposed mitigation measures: None	

Policy Area	Rights of way and other public routes
Summary of option: Option seeks to maintain and enhance the network of rights of way and other routes	
Summary of assessment: Option is clearly sustainable and consistent with recent policy on green transport and encouraging healthier travel choices.	
Proposed mitigation measures: None	

Policy Area	Location of office development
Summary of option: Option sets out sequential test for large office developments but not for smaller office developments.	
Summary of assessment: Option is clearly sustainable and consistent with current policy. The text implies that there is a reasonable alternative for this option which outlines thresholds which could be used to define large office developments by which proposals will then be assessed. A smaller threshold will reflect local circumstances and apply to more proposals to ensure that more office developments are located in sustainable locations. As threshold size has yet to be determined it is	

Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

not clear if a separate distinction could be made explicit in a separate assessment and therefore an alternative for this option has not been appraised.

Proposed mitigation measures: None

Policy Area	Location of industrial and warehouse development
Summary of option: Option sets out locations for large scale industrial and warehouse development in sustainable locations and allows small scale industrial and warehouse development in a wider range of locations.	
Summary of assessment: Option is clearly sustainable ensuring that large scale industrial and warehouse developments are situated in sustainable locations. It also helps to create diverse employment opportunities by allowing small scale industrial and warehouse development in a wider range of locations. The text implies that there is a reasonable alternative for this option which outlines thresholds which could be used to define large scale industrial and warehouse developments by which proposals will then be assessed. A smaller threshold will reflect local circumstances and apply to more proposals to ensure that more large scale and warehouse developments are located in sustainable locations. As threshold size has yet to be determined it is not clear if a separate distinction could be made explicit in a separate assessment and therefore an alternative for this option has not been appraised	
Proposed mitigation measures: None	

Policy Area	Redevelopment of office, industrial and warehouse sites – Option 31
Summary of option: Option sets criteria to protect against premature loss of employment sites	
Summary of assessment: Option 31 is clearly sustainable and supports continued provision of a stock of brownfield land for business development in appropriate locations. The option is broad and covers a range of land uses, taking in office developments that may generate large levels of commuter traffic but minimal goods movement, to industrial sites where the traffic balance is reversed. It supports the retention of local employment opportunities.	
Proposed mitigation measures: Option 31 is favoured over the reasonable alternative	

Policy Area	Redevelopment of office, industrial and warehouse sites -Reasonable alternative
Summary of option: Option proposes the removal of restrictions on re-use of industrial and commercial land	
Summary of assessment: The reasonable alternative is clearly less sustainable as it implies a return to a more laissez faire approach to planning which is not consistent with current policy which favours explicit controls and objectives designed to create sustainable communities. Without examples of likely re-development scenarios it is difficult to assess whether or not alternative would result in inappropriate development. Loosening the controls on development does not guarantee that change will occur as other policies in the development plan document protect against inappropriate development. However, in the current context of the planning system, this alternative is significantly less sustainable and, if care is not taken, may result in more instances of inappropriate development.	
Proposed mitigation measures: Option 31 is favoured over the reasonable alternative	

Policy Area	Location of tourist facilities
Summary of option: Option sets out criteria to ensure proposals for major and minor tourist facilities are sustainable.	
Summary of assessment: Option is clearly sustainable and consistent with current policy. The option primarily addresses tourist accommodation and the impact of leisure developments on the landscape. It promotes locating tourism facilities in the most sustainable places to increase accessibility by non car modes. Although impact on energy use and water are not	

4 Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

explicitly mentioned in the text, it is assumed that other policy options on sustainable design and renewable energy would provide protection against inappropriate development.

Proposed mitigation measures: None

Policy Area	Farm diversification – Option 33
Summary of option: Option sets out criteria outlining the circumstances in which developments forming part of a rural diversification scheme will be permitted.	
Summary of assessment: Option 33 is clearly sustainable and consistent with current policy. Option aims to promote the rural economy and create a diverse workforce. It is however, necessary to balance the inevitable impacts, particularly increased car use in rural areas, against the economic and community benefits in areas that are poorly served by other amenities and where unemployment and low wages are usually a concern. Overall it provides controls on the scale of development that could be considered and therefore will promote a more sustainable approach that will help sustain the rural economy and protect the countryside.	
Proposed mitigation measures: Option 33 is favoured over the reasonable alternative	

Policy Area	Farm diversification – Reasonable alternative
Summary of option: Proposes that any building on previously undeveloped land (i.e. agricultural land) in association with farm diversification schemes could be prohibited	
Summary of assessment: The reasonable alternative, being a stricter approach, is potentially more sustainable in terms of land protection and might be appropriate to prevent the large scale loss of land to uses that are not associated with agriculture. Nevertheless, it also places more stringent limitations on the ability of farm businesses to diversify and may have implications for the rural economy	
Proposed mitigation measures: Option 33 is favoured over the reasonable alternative	

Policy Area	Town centres, primary shopping areas and primary frontages – Option 34
Summary of option: Option defines town centres, primary shopping areas and primary shopping frontages and limits the percentage of non retail uses within primary shopping frontages.	
Summary of assessment: Option 34 is clearly sustainable and consistent with current policy. Designating town centres and primary shopping frontages will promote the vitality of town centres as it provides a well defined heart to the town and facilitates sustainable travel options which links transport policy with planning. Centralising retail areas contributes to the vitality and viability of town centres as amenities and services are concentrated in one locality. The explicit consideration given to the need for complementary non retail outlets within town centres in the text is important in order to maintain the diversity of towns and reinforce the day time and night time economies. It is however recognised that these complementary uses must not detract from the retail uses.	
Proposed mitigation measures: Option 34 is favoured over the reasonable alternative.	

Policy Area	Town centres, primary shopping areas and primary frontages – Reasonable alternative
Summary of option: Option offers no attempt to designate primary shopping frontages	
Summary of assessment: Although the reasonable alternative potentially gives greater scope for non retail outlets, this could lead to a loss of concentrated retail uses which is detrimental to town centre vitality. Defining primary frontages can	

Assessments of alternatives (taken from ISA of Development Control Policies Issues and Options)

help protect against such a detrimental affects. Not designating town centres and primary frontages is contrary to national policy in PPS6 and therefore not a viable option

Proposed mitigation measures: Option 34 is favoured over the reasonable alternative

Policy Area	Location of retail and leisure development
Summary of option: Criteria based policy that sets out sequential approach to the location of large and minor retail and leisure development.	
Summary of assessment: Option is clearly sustainable and consistent with current policy	
Proposed mitigation measures: None	

Policy Area	Telecommunications
Summary of option: Option sets out criteria to minimise environmental impact of telecommunications	
Summary of assessment: Option is clearly sustainable and particularly important given the flat and open nature of the eastern half of the district and its position on the strategic road network where mobile telecom masts have proliferated in recent years	
Proposed mitigation measures: None	

5 Performance indicators and targets to be included in monitoring framework

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Appendix 5: Performance targets indicators and targets to be included in the monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
Land, water and resources							
% of new dwellings completed at 40 or more dph within or adjacent Market Towns	Local output, Significant effects	8, 12	1	Housing density	95% ⁽⁸⁾	District Council, Private sector, Housing associations	Through D.C. decisions, SPDs and UDFs
% of new dwellings completed at 35 or more dph within or adjacent Key Service Centres	Local output, Significant effects	8, 12	1.1	Housing density	95% ⁽⁹⁾	District Council, Private sector, Housing associations	Through D.C. decisions, SPDs and UDFs
% of new dwellings completed at 30 or more dph in Smaller Settlements	Local output, Significant effects	8, 12	1	Housing density	95% ⁽¹⁰⁾	District Council, Private sector, Housing associations	Through D.C. decisions, SPDs and UDFs
% of all new dwellings completed at less than 30 dwellings per hectare (dph)	Core output, Significant effects	8, 12	1	Housing density	0%	District Council, Private sector, Housing associations	Through D.C. decisions, SPDs and UDFs
Renewable energy capacity installed by type (mw):	Core output, Significant effects	11	7, 10	Renewable energy	Maximise the overall provision of renewable energy capacity	District Council, Private sector	Sustainable development checklists. Energy Efficiency initiatives. Building Control
1. bio fuels							
2. onshore wind							

- 8 to allow for a small proportion of sites where this density would be inappropriate to the character of the site/surroundings or the need to accommodate other uses
- 9 to allow for a small proportion of sites where this density would be inappropriate to the character of the site/surroundings or the need to accommodate other uses
- 10 to allow for a small proportion of sites where this density would be inappropriate to the character of the site/surroundings or the need to accommodate other uses

Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
3. water							
4. solar energy							
5. geothermal energy							
BIODIVERSITY							
Change in areas and populations of biodiversity importance: 1) change in priority habitats and species (by type) 2) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	Core output, Significant effects	8, 9	1, 3, 12	Biodiversity, Landscape character, Trees, hedgerows and other environmental features	Maintain areas and populations of biodiversity importance	District Council, Cambs Biodiversity Partnership, English Nature, RSPB	Through D.C. decisions, SPDs and UDFs, Countryside Services Initiatives, 50 Year Wildlife Vision for Cambridgeshire and Peterborough
% of SSSIs in 'favourable or unfavourable recovering condition'	Local output, Significant effects	8, 9	3	Protected habitats and species, Landscape character	95% by 2010	District Council	Countryside Services initiatives
LANDSCAPE, TOWNSCAPE AND ARCHAEOLOGY							
Major housing sites meeting 'Building for Life' equivalent standards	Local output, significant effects	10, 11, 12, 13	4, 5, 10, 13	Design quality, Accessibility, adaptability and security	60% to achieve Silver Standard equivalent	District Council, Private sector	Through D.C. decisions, SPDs and UDFs
% of Conservation Areas in District covered by an	Local output, Significant effects	10, 11	4	Conservation areas	75% by 2012	District Council	Conservation Team via SPDs

5 Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
up to date Character Assessment							
% of rural buildings that are re-used and re-developed for non-residential uses	Local output, Significant effects	6	4	Re-use and re-development of rural buildings, Farm diversification	Minimise the percentage of rural buildings that are re-used and re-developed for non-residential uses	District Council, Private sector	Through D.C. decisions and SPDs
CLIMATE CHANGE AND POLLUTION							
No. of planning permissions granted contrary to advice of Environment Agency on either flood defence grounds or water quality	Core output, Significant effects	13	6, 7	Flood risk	0	District Council, Environment Agency	D.C. decisions
HEALTHY COMMUNITIES							
Amount of eligible open spaces managed to Green Flag Award standard	Core output	8, 9, 14	3, 12	Protection of open space and recreational land	Maximise the amount of eligible open spaces managed to Green Flag Award standard	District Council	Countryside Services initiatives
Amount of sports pitches, open space and recreational facilities available for public use per 1000 population	Significant effects, Local output	8, 9, 14	11, 12, 14	Provision of sports and recreational facilities and open space	As identified in policy wording	District Council, County Council, Town and Parish Councils, Private sector	Through D.C. decisions, SPDs and UDFs, Huntingdonshire Open Space Assessment
INCLUSIVE COMMUNITIES							
Completed dwellings by number of bedrooms and dwelling type	Local output, significant effects	2	15, 16	Housing mix	Maximise the range of dwelling sizes and types	District Council, Private sector, Housing associations	Through D.C. decisions, SPDs and UDFs

Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
Number of parishes (or urban wards) with: a) general store b) surgery c) primary school	Local output, Significant effects	1, 7	14, 15	Retention of key local services and facilities	No reduction	District Council	Through D.C. decisions, SPDs and UDFs
Provision of extra care housing, nursing and care homes	Local output	1, 3	15, 16	Extra care housing, nursing and care homes	To achieve an increase in provision in accordance with targets set out in 'Housing, Health and Social Care Strategy for Older People'	District Council, Private sector, Primary Care Trust	Through D.C. decisions, SPDs and UDFs Housing, Health and Social Care Strategy for Older People
ECONOMIC OPPORTUNITIES							
Amount of floorspace developed for employment (net sqm): 1. B1a 2. B1b 3. B1c 4. B2 5. B8	Core output, Significant effects	4, 6, 15	17, 18	Location of office development, Location of industrial and warehouse development	Maximise the amount of floorspace developed for employment	District Council, Private sector	Through D.C. decisions, SPDs and UDFs, Local Economy Strategy
Amount of floorspace developed for employment which is in employment or regeneration areas (net sqm):	Core output	4, 6, 15	17, 18	Location of office development, Location of industrial and warehouse development	Maximise the amount of floorspace developed for employment in employment or regeneration areas	District Council, Private sector, Ramsey Area Partnership	Through D.C. decisions, SPDs and UDFs, Local Economy Strategy

5 Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
1. B1a							
2. B1b							
3. B1c							
4. B2							
5. B8							
Employment land available (ha):	Core output, Significant effects	4, 6, 15	17, 18	Location of office development, Location of industrial and warehouse development	Ensure sufficient provision of employment land in line with Core Strategy targets	District Council, Private sector	Through D.C. decisions, SPDs and UDFs, Local Economy Strategy
1. B1a							
2. B1b							
3. B1c							
4. B2							
5. B8							
Losses of employment land (land which was available for employment in the previous monitoring year but has been lost to completed non-employment uses in the current monitoring year) in ha: 1) In employment/regeneration areas	Core output	4, 6, 15	17, 18	Redevelopment of office, industrial and warehouse sites	Minimise losses of employment land	District Council, Private sector, Ramsey Area Partnership	Through D.C. decisions, SPDs and UDFs

Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
2) In total							
Amount of employment land lost to residential development (land which was available for employment in the previous monitoring year but has been lost to completed residential development in the current monitoring year) in ha:	Core output	4, 6, 15	17, 18	Redevelopment of office, industrial and warehouse sites	Minimise losses of employment land to residential development	District Council, Private sector	Through D.C. decisions, SPDs and UDFs
Amount of completed retail, office and leisure development (gross internal floorspace in sqm): 1. A1 2. A2 3. B1a 4. D2	Core output, Significant effects	5, 7	14, 17, 18	Location of office development, Location of tourist facilities, Location of retail and leisure development	In accordance with Core Strategy targets	District Council, Private sector	Through D.C. decisions, SPDs and UDFs, Local Economy Strategy, Tourism Strategy
Amount and % of completed retail, office and leisure development in town centres (gross internal floorspace in sqm): 1. B1a 2. A1	Core output, Significant effects	5, 7	14, 17, 18	Location of office development, Location of tourist facilities, Town centres, primary shopping areas and primary frontages, Location of retail and leisure development	Maximise the proportion of completed retail, office and leisure development located in town centres	District Council, Private sector, Town Centre Partnerships	Through D.C. decisions, SPDs and UDFs, Local Economy Strategy, Tourism Strategy

5 Performance indicators and targets to be included in monitoring framework

Indicator	Indicator type	Related spatial objective(s)	Related SA objective(s)	Related policy wording	Target	Responsible agencies	Implementation
3.	A2						
4.	D2						
Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in LDF	Core output	15	9	Car and cycle parking	100%	District Council, Private sector	Through D.C. decisions, SPDs and UDFs Local Transport Plan, Car Parking Strategy, HDC Capital Programme