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## CULTURAL HERITAGE POLICIES

### **CH/1 – Historic landscapes**

States that planning permission will not be granted for development that will affect historic landscapes regardless of whether or not they are covered by statutory designations.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Assessment assumes a broader definition of undeveloped land than might be implied, since some open landscapes, though the result of human activity, are not undeveloped
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	(+)	(+)	(+)	Benefit primarily from other conservation designations, but policy will implicitly support this objective.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	As for 2.1.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Policy mentions parkland areas and other sites which will be afforded protection, as well as wider areas of the countryside.
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The primary objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	The secondary objective of this policy.
3.3. Create places and spaces that look good and work well	?	?	?	Presumably the district's residents will value the policy if it prevents inappropriate development.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	

4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Supportive in that it will help to maintain open recreational and leisure space beyond settlement boundaries, although Green Belt policies probably afford more protection within the plan.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Does not necessarily improve it but maintains it.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Supportive as assessment criteria include the quality and range of leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Clearly another sustainable policy which gives the Council broader power to turn down development applications which would adversely affect the local landscape. It is not clear what protection this policy affords in addition to those on Green Belts, protection of biodiversity, protection Natural Areas, and other CH/ policies. However this does not mean it should be dispensed with. Note that a number of the major developed sites addressed by policy GB/6 are in parkland settings and this policy should also control the nature of development at those sites.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

<b>CH/2 – Archaeological sites</b>				
<b>Prevents development without inspection by experts to assess a location’s importance in order to determine whether development should be prevented (only in cases where there would be damage to a nationally important asset) or appropriate mitigation measures.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The principal objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Beneficial in that it supports protection of visible archaeological and heritage features (eg. earthworks).
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Little to comment on as the policy ensures adequate opportunity to assess the potential importance of sites and to provide for inspection. We assume that practical controls and the timing of inspection (and removal of materials if necessary) would be coordinated through the EIA for the development.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

### **CH/3 – Listed buildings**

Proposes that development affecting listed buildings would only be permitted if it helps to preserve or appropriately enhance the structure. The policy also provides contingency for situations in which partial or total demolition of a listed structure is proposed, requiring a clear case for its loss, assessment of its value, and the need to preserve a documentary record and any materials.

**Sustainability Appraisal Objectives**

**Assessment**

**Comments / Proposed Mitigation**

[abridged in some cases]	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The primary objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly supportive, particularly within conservation areas.
3.3. Create places and spaces that look good and work well	++	++	++	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: As for CH/2 this policy ensures priority is given to preserving and (where possible) enhancing heritage assets. The policy and supporting text also provide for extension or conversion of use provided this is consistent with the fabric of the building, and in extreme cases for demolition.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

<b>CH/4 – Development within the curtilage or setting of a listed building</b>				
<b>Establishes that planning permission will not be granted for development that would adversely affect its setting.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	

2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	Clearly the principal objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Ensures policy principles apply to individual buildings within an urban setting to ensure character is not affected.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	Implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Supports CH/3 in preventing inappropriate changes to the setting of listed properties, which would have particular benefits for individual listed properties within settlements and in locations that are not afforded protection through conservation area status.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

**CH/5 – Conservation areas**

Prohibits development that has an overall adverse impact on a conservation area, although development that enhances it would be permitted in principle, subject to scrutiny of the proposal.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Buildings in conservation areas will have poor thermal insulation and designation effectively prevents improvements to reduce heat loss and other problems. However this clearly affects a relatively small part of the housing stock and must be balanced against the benefit of maintaining character.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	++	++	++	The joint objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	As above.
3.3. Create places and spaces that look good and work well	++	++	++	Supports 3.1 and 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Presumably supportive since open space can be part of the layout that the designation aims to preserve.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Clearly sustainable in terms of its effect on preserving the character and setting of areas within existing settlements. The constraints on redevelopment mean that even small improvements to reduce, for example, heat loss are impractical and this may imply a marginal impact on the quality of the dwelling, but this must be weighed against the need to preserve the setting of these areas.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

<b>CH/6 – Protected village amenity areas</b>				
<b>Prohibits development that would adversely affect pre-defined areas within a wide range of villages.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Prevents loss of such land (typically open space) within the fabric of the village.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Beneficial where it preserves open space and character that is settled by local wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Indirectly supports 2.2?
3.1 Avoid damage to designated historic sites and their settings	+	+	+	The objective applies to sites with more formal designation, nevertheless other policies (eg CH/1) establish the principle that much of the district has valued character, and this applies too to the setting of villages, which are protected by this policy.

3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	The primary objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	Implicitly supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Likely to be some beneficial impact if open recreational space is preserved within villages.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	It is assumed that preventing development would not result in the loss of amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Policy is preventative and does not preclude development in an appropriate site which might support this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Another sustainable policy which extends the principles of conservation area preservation to a wider range of locations. This policy also intrinsically supports the settlement hierarchy defined in policies ST/2 to ST/5, providing an additional constraint on inappropriate development.

**Summary of mitigation proposals:** The supporting text does not indicate where PVAAs are defined (presumably in the village framework); detail of where to find information on designated areas and structures is provided for other CH/ policies.

**Secondary, cumulative or synergistic effects:** None identified.

### CH/7 – Important countryside frontages

Protects areas of countryside that partially penetrate settlements, effectively providing a localised green corridor.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Land covered by this policy is implicitly open / undeveloped.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Policy concentrates on the visual / structural value of the countryside frontage but it may also act as a green corridor for wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Implicitly supportive (see above).
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Text supporting policy CH/1 suggests there is widespread intrinsic and historic value of much of the district's countryside and this suggests that preserving these features will contribute to this objective.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly supportive.

3.3. Create places and spaces that look good and work well	++	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Preserves some open aspects though benefit depends on whether these areas are open to public access.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	See 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Primarily concerned with preserving setting, so impact on availability of space for development is assumed to be limited.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Supports other policies designed to preserve and enhance the unique character of parts of the district.</b>				
<b>Summary of mitigation proposals: It would be helpful to give more specific examples of these features if possible.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>CH/8 – Advertisements</b>				
<b>Establishes broad principles that restrict the size and impact of advertisements.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly the purpose of this objective.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Prevents obtrusive displays.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	+	+	+	Specific measures to prevent advertisting that would constitute a road safety threat.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> The policy provides overall control to prevent unwarranted intrusion by advertising hoardings, canopies and similar facilities regardless of location, but with specific controls on their impact in areas covered by conservation and other designations.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

**CH/9 – Shop fronts**

Ensures changes or extensions to shop fronts are not obtrusive and in keeping with local character.

Sustainability Appraisal Objectives  
 [abridged in some cases]

Assessment  
 Short Med. Long

Comments / Proposed Mitigation

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	++	++	++	Specific controls are proposed for conservation areas and other protected locations.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	The principal objective of the policy.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Implements appropriate controls to protect the visual character of most urban settings from obtrusive redevelopment, however localised this may be. This policy and CH/8 do not prevent development, only constraining that which is inappropriate, and therefore it would be wrong to assume this has a small incremental impact on the local economy.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

## ECONOMY & TOURISM POLICIES

### ***EM/1 – Limitations on the occupancy of new premises***

**Identifies priorities for non-housing and recreational uses which reflect on the sub-region’s acknowledged strengths while providing for additional development in other usage classes to maintain a wider economic base.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Not addressed specifically (this would be achieved through other policies).
1.2 Reduce the use of non-renewable resources including energy	–	–(–)	---	Clear implications for energy consumption in particular given the nature of the R&D strengths of the region. See summary comments for further discussion.
1.3 Limit water consumption to sustainable levels	–	–(–)	---	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Depends on location of the development and employees. Impacts such as noise, etc., would be addressed by other policies.

4.2 Minimise waste production and support recycling	–	–(–)	---	Net contribution to waste, moreover the nature of the activities at these sites is likely to increase arisings of hazardous and clinical wastes.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Concerns about balancing employment with educational skills across the wider population (see 7.1).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Policy clearly plays to the region’s internationally acknowledged strengths but establishing Northstowe and Cambridge East as sustainable and inclusive communities demands that a broad range of employment must be maintained to cover the full skill base of the local population and any newcomers.
7.2 Support appropriate investment in people, places, communications and infrastructure	(++)	(++)	(++)	Supports provision of skilled employees to economy by ensuring supply of employment, although the objective criterion is more concerned with education than vocational provision.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	Clearly the principal objective of this policy, notwithstanding the comments against 7.1.
<b>Summary of assessment:</b> The policy clearly aims to prioritise non-industrial land development towards the sub-region’s strengths in R&D and IT. An additional condition recognises the need, however, to maintain the broader base of opportunities for other categories (managerial, semi-skilled, etc.) which will be essential for provide employment for the wider population of the region. Potential drawbacks include the siting of such facilities in research parks and campus sites (not mixed land-use) and impacts on use of natural resources (which are discussed below).				
<b>Summary of mitigation proposals:</b> It will be necessary to ensure that provisions in policies DP/1 and DP/2 on infrastructure and sustainable development apply also to these developments irrespective of their status, and that they should be well-served by a choice of travel modes. Both requirements could be met by a short statement requiring consistency with nominated policies.				
<b>Secondary, cumulative or synergistic effects:</b> The need to expand the sub-region’s capabilities in this area to maintain it’s leading position need to be balanced against the demands it makes on supply of energy and water, and the waste materials that some research sectors produce. It’s principal competitor – Silicon Valley – suffers from similar constraints and it would be useful to understand how (or whether) they have affected the pace of development. In terms of absolute impacts, the government requirements for housing growth can be used as a mitigating argument for building new settlements in spite of the obvious impacts on natural resource use. Cambridgeshire’s R&D expertise is internationally recognised, but it is not clear what strategic importance (in the national interest?) can be used to justify continuing substantial development if it makes additional demands on natural resources within the district.				
Note also that point 4 of this policy sets a maximum of 1850m <sup>2</sup> size on classes of industrial development of sites, and that this would apply to the site in perpetuity to control of development (ie. it would not result in successive phases of development each within this threshold).				

**EM/2 – Meeting housing needs from employment development**

Requires developers bringing forward employment land to contribute to affordable housing provision for key workers where appropriate, or to provide housing within the development .

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Provision within the development suggests the policy implicitly supports efficient use of land stock.
1.2 Reduce the use of non-renewable resources	?	?	?	(As with other development policies, this policy implies an

including energy				increase in demand on natural resources and production of waste, the rationale for which does not have the same statutory prerogative as housing growth).
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Co-location of employment and key worker housing would clearly affecting commuting but it is not clear on what scale this benefit would occur.
4.2 Minimise waste production and support recycling	?	?	?	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location,	+	+(+)	++	Clearly supportive if it helps to retain and/or attract key and

faith, disability, etc.				intermediate workers essential to the broader community.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+(+)	++	As above.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Implicitly supportive if it helps to reduce house price barriers to movement within the key worker labour market, allowing them to move to or stay within a preferred location.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	By definition, key workers are essential part of the infrastructure supporting the local economy.
<b>Summary of assessment: Clearly a supportive and sustainable policy designed to reduce housing barriers in order to encourage key workers to stay within or more into the local economy to support other areas of activity. The main concern is the impact of financial burdens on organisations employing key workers which may themselves have limits on funding for this requirement.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: Synergistic (marginal) impact by supplementing affordable housing provision through other channels.</b>				

### **EM/3 – Promotion of clusters**

Encourages development that will cluster prioritised activities such as biotechnology, R&D, etc. in specific locations. The policy is cross-referenced to the Northstowe and Cambridge East AAPs as both developments provide the opportunity to design clusters into new settlement patterns.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Appears to support this policy, however clustering implies land would be required in larger volumes at appropriate locations and it is not clear what impact this might have on options for bringing forward development for other land uses at these sites or elsewhere in the district. Moreover it is only likely to be delivered

				if there are extensive tracts of brownfield land available otherwise it appears to suggest some loss of undeveloped land.
1.2 Reduce the use of non-renewable resources including energy	–	–(–)	---	Comments about sustainability for EM/1 apply to this policy.
1.3 Limit water consumption to sustainable levels	–	–(–)	---	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Given design, security/safety requirements and issues affecting some of the activities listed in the policy, clustering may help to concentrate these impacts in an area rather than interposing them with other development. Moreover it will enable co-location of some activities that residents may not want nearby.
4.1 Reduce emission of greenhouse gases and other pollutants	–	–	–	Clustering implies separation of employment and housing and therefore it will contribute to commuting levels, requiring travel choices to be provided.
4.2 Minimise waste production and support recycling	–	–(–)	---	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clustering to date has included campus or park-type development which maintains good levels of open space in an area that has been redeveloped.
6.1 Improve the quality, range and accessibility of services and facilities	–	–	–	The size requirements for clustering suggests this form of land use is not compatible with the development hierarchy that aims to direct new development towards more central sites with good transport access.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Clearly supportive of business development.
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(++)	Role in providing for education not clear but implicitly supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	The primary objective of this policy.
<b>Summary of assessment: A further policy (alongside EM/1) designed to play to the region's strengths. Other potential benefits are discussed under synergistic effects below. However the concerns about the sustainability of extensive new development raised for policy EM/1 apply here also, with resource demands and waste arisings concentrated in relatively small areas.</b>				
<b>Summary of mitigation proposals: As with EM/1 provision of good travel choice for clusters is essential to ensure their impact on commuting patterns is mitigated</b>				
<b>Secondary, cumulative or synergistic effects: One benefit is the possibility of attracting additional supportive employment around the clusters, in the way that automotive parts manufacturers cluster around car assembly plants.</b>				

**EM/4 – Development in established employment areas in the countryside**

**Provides scope for additional infilling on larger sites and campus areas of employment land outside settled areas provided the overall scale is limited and local impacts are negligible or mitigated.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly supportive if it reduces development pressure on the surrounding land, and provided it is clear that the capacity of the site is finite and it will not be extended further.
1.2 Reduce the use of non-renewable resources including energy	–	–	–	As with other policies there is an implied absolute impact on resource requirements which must be balanced against the justification for additional economic growth.
1.3 Limit water consumption to sustainable levels	–	–	–	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Supportive in that it deals with localised development pressure by restricting growth to existing sites. Beneficial provided that the level of infilling is carefully controlled to maintain the generally open nature of the listed sites; and the policy does refer to the cumulative impacts of infilling.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	

3.3. Create places and spaces that look good and work well	+	+	+	Implicitly supportive – see 1.1.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Policy text appears to imply infilling would be small-scale and it would therefore have only an incremental effect on employment at the site and on commuting levels. The policy text protects against adverse visual impacts, but the cumulative impact on transport should not be overlooked (see comments about cumulative effects).
4.2 Minimise waste production and support recycling	–	–	–	As for 1.2 / 1.3, although their may only be negligible incremental change.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Activities at these sites are assumed to lie outside the range of functions listed in the assessment criteria therefore assessment is neutral.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	It could be argued that rural employment penalises those without a car, although the effect may be marginal provided there is an adequate supply of appropriate employment at more accessible locations.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Supportive if it enables expansion of local employment on a controlled scale.

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Implicitly supportive.
<b>Summary of assessment: A 'safety net' policy providing for carefully controlled incremental expansion on larger rural employment sites which, depending on land uses, may be consistent with the clustering strategy proposed in EM/3. However it is important that developers recognise that the size of each site is finite (as further expansion is restricted by other plan policies) and that permitting infilling should not contribute to, rather than relieve, development pressure.</b>				
<b>Summary of mitigation proposals: See below for an issue that may need to be addressed.</b>				
<b>Secondary, cumulative or synergistic effects: It will be important to ensure that the policy does not provide scope for 'salami-slicing' of development on these sites. Depending on the type of land use, infilling may be on such a small scale that it falls below the threshold at which EIA is necessary, and issues such as traffic impacts may not be investigated. It will be essential to monitor the ongoing scale of development at these sites to assess their cumulative impact.</b>				

### **EM/5 – New employment development**

**Provides opportunity for small-scale employment development to facilitate development of clusters or to maintain / expand the level of rural employment.**

<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Supports localised expansion which may help to relieve development pressure provided the scale is carefully controlled.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Likely to make additional demands on energy and other resources, though the scale is difficult to assess.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	The policy defines 'small-scale as less than 25 employees, yet provides for B8 development which can include large storage facilities that are not large employers. We assume visual and other impacts would be addressed through the planning application process, but question whether the scope of likely appropriate land uses might be more carefully defined.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Employment growth implies more commuting even if such development is restricted to the more sustainable communities that may provide some degree of travel choice. Potentially a key cumulative impact for this policy.
4.2 Minimise waste production and support recycling	—	—	—	Depends on scale of development though increasing waste in rural areas will increase collection / disposal costs. Another objective where the main issue is long-term cumulative impact.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Impact neutral provided open space is not consumed.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Benefits subsumed by comments under 7.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Contributes to employment in rural areas.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Clearly beneficial in increasing rural employment opportunities and making some contribution to reducing commuter trip length.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	Helps to sustain the rural economy.

**Summary of assessment:** A sustainable policy designed to ensure some beneficial and suitable development of new employment can still occur in rural centres away from parkland and campus complexes of the clusters and existing sites covered by EM/3 and EM/4. Although development is to be focused in larger settlements, a threshold of 25 employees for ‘small scale’ would be each development could add substantially to the amount of locally-available employment. Clearly this is potentially beneficial in reducing the distance between home and work, and in sustaining the rural economy, however some of the land uses envisaged could involve large structures for land uses that are not particularly labour-intensive (eg. warehousing buildings) and this should not be allowed to have a negative visual impact.

**Summary of mitigation proposals:** None.

**Secondary, cumulative or synergistic effects:** As with other employment land policies, the planning duty will need to monitor the longer-term trend in such developments to assess a range of impacts on traffic, etc.

### **EM/6 – Expansion of existing firms**

Provides for the expansion of firms within a wide range of settlements provided the enterprise is well-established and the growth will not result in undesirable environmental impacts.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Helps to relieve development pressure in a range of locations.

1.2 Reduce the use of non-renewable resources including energy	+	+	+	Intrinsically supportive provided the premises are reasonably well served by transport or do not contribute significantly to commuting traffic. The policy prevents development with adverse traffic impacts.
1.3 Limit water consumption to sustainable levels	~	~	~	Growth assumed to have minor incremental effect.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Development can be turned down as a result of adverse impacts.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Depends on scale, nature and location of development, although maintaining local employment is assumed to contribute to the vitality of the immediate community.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	As for 1.3, though this depends on nature of land use.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Neutral impact provided no open space is lost.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Businesses assumed to be predominantly industrial / commercial so any beneficial effects covered by 7.1.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Helps sustain economies of smaller settlements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Clearly beneficial even if growth only increases employment by a small increment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	As for 7.1.
<b>Summary of assessment: Another policy designed to ensure increased focus of development on urban centres and in clusters does not prejudice the scope for development in smaller communities to support their vitality and to reduce commuting trips even if such benefits are only delivered on a small scale.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: A further policy with possible cumulative effects that will need to be monitored in the longer term.</b>				

<b>EM/7 – Loss of rural employment to non-employment uses</b>				
<b>Aims to prevent the loss of employment land in rural settlements unless this would eliminate adverse impacts of the existing development or provide compensating benefit.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	

2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy is not explicitly concerned with design and character but the loss of locally important employment could have an adverse effect in the longer term.
3.3. Create places and spaces that look good and work well	+	+	+	Implicitly the same issue as above.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Small scale benefit if the enterprise employs people from the immediate community who would otherwise have to commute over greater distances.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Helps to maintain supply of employment in rural areas.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Depends on individual circumstances as a compensating benefit could be loss of employment use for affordable housing.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Helps sustain local jobs in rural areas.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	
<b>Summary of assessment: A sustainable policy designed to sustain rural employment unless there are compelling reasons to change land use.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified. There is an overall issue concerning the progressive loss of employment in rural areas but this would be symptomatic of a deeper problem that would have to be addressed by a strategic policy.</b>				

**EM/8 – Conversion of rural buildings for employment**

Provides for limited conversion primarily of unwanted agricultural buildings for a range of small-scale commercial (not industrial) uses, provided development is appropriate in scale to the location and does not result in adverse impacts (eg. on traffic).

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Presumably supportive if lack of such buildings contributes to development pressures elsewhere.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Some incremental increase but effect is negligible compared to that resulting from other policies in this section of the plan.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Protective measures assumed to prevent unwarranted noise and other disturbance. Policy prevents redevelopment of abandoned buildings that might be partially colonised by wildlife.

2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Depends on the nature of re-use and whether it might attract people in small numbers.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Protects against adverse impact while also ensuring the stock of rural buildings remains in use and therefore maintained.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	As for 1.2 and 1.3.
4.2 Minimise waste production and support recycling	~	~	~	As above.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supports rural employment in a small way. See also comments for 7.1.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Incremental benefit but provides scope for rural diversification of appropriate land uses (see also 7.3).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+++	+++	+++	The principal objective of this policy, helping to sustain rural employment and provide some scope for farm diversification. Many such opportunities will have limited funds and could not afford high rents, and such developments may also have an important role in providing a limited supply of affordable business premises.
<b>Summary of assessment: A very sustainable policy the importance of which is easily missed. Affordability is focused almost entirely on housing yet businesses, and particularly those in rural areas which may have limited capital and modest cashflows, also need a supply of affordable local premises, which is what this policy facilitates.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>EM/9 – Replacement buildings in the countryside</b>				
<b>Provides for replacement of buildings that will support employment use with similar controls to those for policy EM/8.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Presumably supportive if lack of such buildings contributed to development pressures elsewhere.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Replacement implies no net change.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Provides for a better immediate environment while also ensuring the stock of rural buildings remains in use and therefore maintained.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	As for 1.2 and 1.3.
4.2 Minimise waste production and support recycling	~	~	~	As above.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supports rural employment in a small way. See also comments for 7.1.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Incremental benefit but provides scope for rural diversification of appropriate land uses (see also 7.3).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Potentially the same benefit as for policy EM/8 although it is not clear what impact reconstruction (as opposed to conversion) would have on property prices or ground rents).
<b>Summary of assessment: Little to comment on – same overall benefits as EM/8 with a slight change in circumstances.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>EM/10 – Farm diversification</b>				
<b>Encourages farm diversification provided it is consistent in scale and scope with existing and surrounding land use.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Depends on whether it enables development that would otherwise take land at a less sustainable location.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on nature of activity, and there should be controls to limit the impact that are consistent with those applied to other types of development.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	Not addressed but covered by other policies.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(-)	(-)	(-)	As above, however land uses suggested by policy text suggest a potential loss of biodiversity value may occur, although this may be depend on the intensity of the previous agricultural regime, and would only apply to wide-area developments rather than new uses for farm buildings.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Certainly true of some potential land use changes. Should the Council encourage some forms of development – eg. sustainable tourism – more than others?
3.1 Avoid damage to designated historic sites and their settings	~	~	~	As for 2.1.

3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Supportive provided the land use change is appropriate to the surrounding area and does not introduce unnatural elements (eg. long sheds and floodlighting often seen on golf driving ranges).
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	(-)	The policy does not specifically address increase in rural traffic which would result from such developments (varying with type, presumably), and the final statement of the policy text does not mandate consideration of the environmental impacts.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	At worst impact is neutral but some land uses may contribute to healthier lifestyles.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Several of the example land uses will make agricultural land more open to controlled access.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Potential increase in quality and range. Leisure facilities are less accessible than those in urban area but their extent means that locating them in sustainable locations in the surrounding countryside could help to relieve development pressures.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Clearly helps the rural economy sustainably (both in terms of location and the durability of the development).

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Contribution to sustainable tourism.
<b>Summary of assessment: Sustainable policy designed to support farm diversification. We recognise that farms may have limited funding to provide supporting planning statements and other documents, but it will be essential that there is a mechanism to ensure that environmental impacts are fully considered and mitigated.</b>				
<b>Summary of mitigation proposals: See above.</b>				
<b>Secondary, cumulative or synergistic effects: None provided the number of developments is restricted.</b>				

### **EM/11 – Tourism facilities**

**Requires new tourism facilities to be consistent with local character and land use. The policy encourages further development of the existing tourism and heritage assets rather than the creation of new ones.**

<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	Prioritising the improvement of existing facilities should support this objective.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Issue of transport impact is not addressed (see mitigation comments below).
1.3 Limit water consumption to sustainable levels	~	~	~	Impact assumed to be neutral or negligible, and should be avoided.
2.1 Avoid damage to designated sites and protected species	~	~	~	Any development related to designated sites would be controlled by English Nature, English Heritage, et. al.
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Not clear what potential eco-tourism offers.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Clearly a primary objective of this policy.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	As for 2.1.

3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Implicitly supported by prioritising existing facilities provided these are already well integrated with their surroundings.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	See mitigation comments.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Depends on development and although open air recreation and facilities are intrinsically associated even with mild exercise.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Potentially neutral if existing facilities are prioritised.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Limited marking because quality is improved but range may be confined to existing attractions, and accessibility is an issue.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Accessibility by those without cars.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Potential employment gains that cannot be quantified at this stage.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	An intrinsic objective of this policy.

**Summary of assessment:** Sustainable in that it proposes careful management of the expansion of existing tourism facilities both to control their impact and to support the promotion of Cambridge as a principal English tourist destination.

**Summary of mitigation proposals:** Countryside attractions will inevitably generate traffic. While the need to address this issue may be implied by other policies, we recommend that the policy should indicate that development at sites well-served by existing transport facilities, particularly those offering travel choice will be prioritised (or particularly encouraged).

**Secondary, cumulative or synergistic effects:** See above.

### EM/12 – Tourist facilities and visitor accommodation

Limits provision of these facilities to conversion of premises in locations outside existing settlement frameworks and will only be permitted for short-stay accommodation.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Prevents encroachment.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on size of property and suggests some increase as more people will be resident on the site at any time. Difficult to calibrate incremental and cumulative effect and we assume that the high local freehold prices will limit the supply of suitable properties.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implicitly prevents inappropriately-scaled development.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Rural location suggests this is implicitly supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	See 2.2.

3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Incremental growth in traffic assumed to be negligible and will presumably occur mainly in the summer months.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to stock of tourism accommodation.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Negligible impact? See comments below.
<b>Summary of assessment: Appears a sustainable policy provided there are clear controls on the scale of development which ensures that traffic impacts are negligible. This issue highlights a slight inconsistency with the content of EM/11 which presumes Cambridge remains the primary tourist destination. Clearly a parallel urban policy must be prepared by the City Council but if the above reflects sub-regional priorities then we assume there is limited need and scope for this form of development.</b>				

**Summary of mitigation proposals: None.**  
**Secondary, cumulative or synergistic effects: None identified.**

## HOUSING POLICIES

<b>HG/1 – Housing density</b>				
<b>Sets a minimum standard of 30 dwellings/ha. with higher densities desirable in central locations near services, amenities and public transport.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	Implicitly the principal objective of this policy, aiming to reverse recent trends of constructing larger homes at lower densities.
1.2 Reduce the use of non-renewable resources including energy	(-)	-	-(-)	Clearly negative in absolute terms as the policy increases energy consumption per hectare (ie. increasing the environmental footprint). Although this implies poorer performance than recent lower density development its impact will be offset by policies NE/1, NE/18 and DP/2.
1.3 Limit water consumption to sustainable levels	(-)	-	-(-)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implicitly supportive if it makes better use of land allocated for development, relieving development pressure on other locations.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Requirement merely to maintain distinctiveness can be achieved and increased density should not have an inverse effect on housing quality provided policies DP/3 and DP/4 are reflected in development proposals.
3.3. Create places and spaces that look good and work well	++	++	++	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Intrinsic benefit from locating more people closer to work, services, transport facilities and its impact on travel mode.
4.2 Minimise waste production and support recycling	(-)	-	-(-)	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Needs to be addressed carefully in designing in adequate open space in conjunction with SUDS (NE/17).
5.1 Maintain and enhance human health	+	+(+)	++	Good design should ensure there are no impacts, and policies SF/12 and SF/13 (and DP/1 intrinsically) provide for recreational space and infrastructure proportional to housing provision.
5.2 Reduce and prevent crime and the fear of crime	~	+	+	Should be designed out of developments, and greater densities can provide more overlooking of open space to add to security. Both issues are covered in principle in policy DP/2.
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Implicitly supportive if it makes better use of allocated space and gives more flexibility in designing the other components of new settlement or development.
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Improvement by increasing population living close by.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	+	+	Assessed through other policies and affordable housing provision.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Clearly supportive although the policy does not refer to density AND tenure arrangements.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	As for 6.2.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	Improves accessibility in more central locations where affordable housing can be provided close to employment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	As worded the policy does not directly address any of the objective criteria though it feels intrinsically supportive.
<b>Summary of assessment: A sustainable policy consistent with current guidance on housing density. The policy encourages higher densities in appropriate locations although at lower rates than the possible maxima suggested by PPG3. We assume the Council would use its discretion to encourage densities closer to 50 dwellings/ha. in sustainable locations, but that the intermediate density of 40/ha. mentions in the policy will prevent taller development that may be out of keeping with local or district building character.</b>				
<b>Summary of mitigation proposals: None, apart from possibly suggesting the higher density suggested above in specific locations, although we expect this will be addressed subsequently in AAPs.</b>				
<b>Secondary, cumulative or synergistic effects: Implicit synergistic effect from improving the efficiency of use of land stock and the flexibility it might give in designing and integrating other components of the development (amenities, open space, etc.) .</b>				

### HG/2 – Market housing mix

Proposes a target mix of properties in terms of the number of bedrooms, which are based largely on a recent Housing Needs survey and which require at least 50% of new properties to have 1 or 2 bedrooms in order to redress an imbalance in housing demand and recent supply trends.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+(+)	++	Moves development away from larger properties to smaller ones consistent with the policy on density (see HG/1).
1.2 Reduce the use of non-renewable resources including energy	~	~	~	(Resource sustainability issues of increased development have been stated adequately elsewhere).
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	

2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	The assessment assumed that favouring smaller homes is consistent with local architectural patterns and character, whereas recent house-building that has favoured larger premises is not. High density clustering around service centres in new settlements must be treated as an exception which is necessitated by PPS1, PPG3, etc.
3.3. Create places and spaces that look good and work well	++	++	++	Clearly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Health benefits likely to be delivered through other policies on sustainable development, design, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Same comment as for policy HG/1.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Policy is a way of achieving higher densities and therefore delivering mixed land-use development near service and transport hubs.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+++	+++	+++	Probably the principal objective of this policy as the housing needs survey suggests a sizeable section of the population cannot get access to housing due to inappropriate development.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Policy concerns density not tenure, but the links with housing mix are clear.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Contributes to improved accessibility in some locations.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Given the importance of housing stock growth to the entire LDF this is clearly a key policy that does much of the work needed to realign housing provision with local needs for smaller units.

**Summary of mitigation proposals:** The supporting text acknowledges the share of 1 and 2 bedroom properties is lower than the level revealed by the Housing Needs Survey without fully justifying the reason. Assuming a further Needs Survey will be undertaken in 2-3 years time we suggest the supporting text might indicate the Council's intention to review the shares at that stage and adjust them for any new development permitted subsequently. Equally, this draft policy is Alternative Option 3 from the Preferred Options Report and the level of 1 to 2 bedroom provision is higher than envisaged by the Council originally. The rationale for this change in option needs to be made clear and we understand this will be addressed in the Monitoring Plan for the LDF.

**Secondary, cumulative or synergistic effects:** None identified.

### **HG/3 – Affordable housing within frameworks**

Sets a requirement that affordable housing should represent 50% of all new development for all sites comprising 2 or more dwellings. The policy reiterates the intention to levy developer contributions for affordable housing on new employment that increases local demand for this type of accommodation among key workers and similar groups.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Clearly designed to reduce impact of disparities between earnings levels and prices in the open housing market.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+++	+++	+++	The principal objective of this policy.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	Important if it helps to keep key workers in the community, and to attract in others to meet growth in new facilities.
<b>Summary of assessment: Clearly consistent with current government policy and the strategy restated by the SoS in late January 2005. The supporting text justifies setting the threshold at 50% however it is not clear what impact this will have on developers' motivation to take forward very small sites, however this is addressed to some degree by policy HG/4</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

### **HG/4 – Affordable housing funding**

Provides for adjusting policy HG/3 in exceptional circumstances, particularly on smaller sites where the level of affordable housing may affect the economic of provision. In such cases the policy provides for taking contributions to fund housing elsewhere.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the	~	~	~	

countryside and wild places				
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Clearly a companion policy for HG/4 with the same benefits
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+++	+++	+++	The principal objective of this policy.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Provides a contingency to ensure the low threshold at which affordable housing quotas apply does not act as a disincentive to development. We assume that the willingness to accept contributions in lieu of housing enables the Council to sweep such monies into a fund to fund affordable units in other locations where the economics are more favourable.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: Synergistic benefit appears to be the opportunity to sweep the contributions into a 'pot' so they can be used more effectively at other locations, hence avoiding fragmenting of the funding of this type of housing.</b>			

<b>HG/5 – Exceptions sites for affordable housing</b>				
<b>Provides further spatial exceptions which relax development controls – including those on development in the Green Belt – to enable provision of 100% affordable housing plots in suitable locations that meet recognised local needs.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	The text does make it clear this approach is consistent with PPG2 and PPG3 provided that suitable alternative and more sustainable locations cannot be identified, although this may lead to a negative impact in absolute terms.
1.2 Reduce the use of non-renewable resources including energy	~	–	---	Implies overall increase in consumption as affordable housing adds to stock and therefore a negative impact in absolute terms.
1.3 Limit water consumption to sustainable levels	~	–	---	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	Protection assumed to be implicit in other plan policies.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	As for 2.1.

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy text acknowledges the need to integrate this type of development into its surroundings.
3.3. Create places and spaces that look good and work well	?	?	?	Difficult to assess though benefits those allocated the homes if it allows them to stay in the community in better housing.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	-	---	As for 1.2 / 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	++	++	++	New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Net impact on open space is assumed to be negligible.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Addresses both income and locational inequalities by providing a mechanism to ensure adequate affordable housing provision outside the principal settlements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+++	+++	+++	The primary objective of this policy.
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Intrinsically supportive if it allows people to remain in their existing community but in better accommodation.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	Possibly benefits rural economy if it enables rural workings to remain on the land (again, in better surroundings).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Suggests obvious sustainability issues in terms of the potential loss of undeveloped land, but this policy is used in exceptional circumstances and only when alternative sites are unavailable or exhausted. The policy might consider measures to remediate Green Belt or open space where this is lost though it is not clear how physical compensation might be funded.

**Summary of mitigation proposals:** See above.

**Secondary, cumulative or synergistic effects:** None identified provided such cases remain exceptions.

**HG/6 – Extensions to dwellings in the countryside**

Establishes the development criteria for modification of dwellings outside village frameworks to ensure change is appropriate in scale and character. Exceptional circumstances for the expansion of very small properties (eg. workers’ cottages) are defined.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicitly assumed that scale of occupation does not change substantially and that setting of the property is largely unchanged.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive provided development criteria also refer to use of appropriate materials.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other	~	~	~	

pollutants				
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Depends on circumstances – eg. is the work the result of an improvement to a worker’s tied cottage?
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	As above.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed.</b>				
<b>Summary of mitigation proposals: The policy text provides for exceptional extensions vertically and laterally, the latter based on a threshold of 50% increase. Criterion 4 which states that the proposed extension should be in scale with the existing dwelling, whereas the 50% threshold suggests quite substantial extension would be permitted for a potentially wide range of properties. There is also a clear disparity between this threshold and that applied by policy HG/7. Should the threshold be reduced, or at least substantiated?</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**HG/7 – Replacement dwellings in the countryside**

**Permits one-for-one replacement with some scope for expansion provided issues of scale and character with surroundings are respected. The policy specifically excludes replacement of caravans and other mobile homes with permanent dwellings.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Protection assumed to be afforded by other policies, and the scale of expansion of the property is modest compared to HG/6.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Effect should be neutral provided the scale, design and materials of the new property are integrated with the surroundings and consistent with local architectural styles.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Implicitly supportive (see 3.2. above).
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not clear that this policy addresses affordable housing needs.
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Possible benefit for individuals if redevelopment of a sub-standard property enables them to remain in the countryside.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed.</b>				
<b>Summary of mitigation proposals: Criteria should also reflect need to use appropriate materials as this policy covers demolition and replacement of the whole structure.</b>				
<b>Secondary, cumulative or synergistic effects: None identified; assumed to apply to individual and isolated developments.</b>				

***HG/8 – Dwelling to support a rural enterprise***

**Permits construction of new dwellings to house those working permanently on the land in well-established businesses. Exceptions are made to allow temporary housing for newer businesses where there is a clear commitment for the occupant(s) to remain in tenure.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Net impact of additional housing assumed to be negligible compared to other developments in the district.
1.3 Limit water consumption to sustainable levels	~	~	~	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Any protection requirements assumed to be covered by other policies.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	As for 2.2.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	

5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Specific provision to support housing requirements of the forestry and agricultural sectors.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Supports the rural economy by keeping people on the land although the scale appears limited.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Little to add as policy appears to address a need to maintain a rural labour force and to provide for its needs in the same way that broader affordable housing policy addresses the needs of other groups.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**HG/9 – Dwellings associated with horsiculture**

Precludes development of structures for horse-related activities within the Green Belt, and development elsewhere will only be permitted if it relates to an established enterprise and there are no suitable alternative sites.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral.

1.2 Reduce the use of non-renewable resources including energy	~	~	~	Impact assumed to be negligible.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supports other policies affording protection to the Green Belt (even though this is not a nature conservation designation).
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Difficult to assess although it is not clear it deters access, moreover controls vary with location.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Assumed to be an intrinsic objective.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Green Belt restrictions presumably maintain but do not necessarily improve quantity or quality. However additional restrictions ensure development is not just shifted from the Green Belt to elsewhere, so marking might be more positive.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location,	~	~	~	

faith, disability, etc.				
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	–	–	–	Supporting text suggests nature of controls might restrict some developments related to farm diversification. Supporting text also states the policy will be applied to equine stud facilities which are an important component of the economy in the eastern edge of the district adjacent to Newmarket.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(–)	(–)	(–)	Possibly similar to 7.1 although the relationship between these developments and sustainable tourism is not clear.
<b>Summary of assessment: Appears a sustainable policy based on the premise that intrusion and inappropriate development should be resisted whether they house humans or horses. One concern is the potential impact on the well-established horse-racing industry in the east of the district. We cannot calibrate its impact although we assume many of these enterprises are well-established and may need few additional stables or other facilities.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**HG/10 – Conversion of buildings in the countryside for residential use**

Limits conversion of structures (primarily those used for agriculture) as housing, other employment purposes or for live/work use. Other conditions ensure development, where permitted, is appropriate in scale, character and materials and offers flexibility to be adapted for a range of uses in the future.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Policy addresses change to developed land.
1.2 Reduce the use of non-renewable resources	~	~	~	

including energy				
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Impact assumed to be neutral.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Implicitly supportive though benefit is very localised.
3.3. Create places and spaces that look good and work well	?	?	?	Possibly supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Conversion does not appear to relate to affordable housing provision for rural workers, though such development would have

				limited local benefit.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	May be beneficial if it results in redevelopment of a property no longer of value for agriculture but which provides localised employment and keeps a few people on the land.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Sustainable, supportive and consistent with related policies HG/7 and HG/8.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				