

ECONOMY & TOURISM POLICIES

ET/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.
Summary of assessment: 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).				
Summary of mitigation proposals: 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.				
Secondary, cumulative or synergistic effects: 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 ² 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).				

ET/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 including energy	?	?	?	(As with other development policies, this policy implies an 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, faith, disability, etc.	+	+(+)	++	Clearly supportive if it helps to retain and/or attract key and 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.
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.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: Synergistic (marginal) impact by supplementing affordable housing provision through other channels.				

ET/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
 Short Med. Long

Comments / Proposed Mitigation

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 ET/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.
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 ET/1 apply here also, with resource demands and waste arisings concentrated in relatively small areas.				
Summary of mitigation proposals: As with ET/1 provision of good travel choice for clusters is essential to ensure their impact on commuting patterns is mitigated				
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.				

ET/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.
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 ET/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.				
Summary of mitigation proposals: See below for an issue that may need to be addressed.				
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.				

ET/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.

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	++	++	++	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 ET/3 and ET/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 envisages 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.				

ET/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	+	+	+	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.
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.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: Possible cumulative effects that will need to be monitored in the longer term.				

ET/7 – Loss of rural employment to non-employment uses

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.

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	+	+	+	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	+	+	+	
Summary of assessment: A sustainable policy designed to sustain rural employment unless there are compelling reasons to change land use.				
Summary of mitigation proposals: None.				
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.				

ET/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 a key role in providing a limited supply of affordable business premises.
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.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

ET/9 – Replacement buildings in the countryside				
Provides for replacement of buildings that will support employment use with similar controls to those for policy ET/8.				
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 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 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 ET/8 although it is not clear what impact reconstruction (as opposed to conversion) would have on property prices or ground rents).
Summary of assessment: Little to comment on – same overall benefits as ET/8 with a slight change in circumstances.				

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: None identified.

ET/10 – Farm diversification

Encourages farm diversification provided it is consistent in scale and scope with existing and surrounding land use.

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	?	?	?	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.
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.				
Summary of mitigation proposals: See above.				
Secondary, cumulative or synergistic effects: None provided the number of developments is restricted.				

ET/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.

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	(+)	(+)	(+)	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, 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.

ET/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. Difficult to calibrate incremental and cumulative effect.
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.
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 ET/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.				

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: None identified.