



## **Sustainability Appraisal**

### **Full Sustainability Appraisal Report of the Fenland Local Plan (Draft)**

### **Fenland Draft Local Plan**

**August 2022**

## Contents

1. Introduction .....	1
2. The Fenland Local Plan (Draft) .....	2
3. Sustainability Appraisal Stages .....	3
4. Characterisation of Fenland .....	8
5. Sustainability Appraisal Framework.....	12
6. Sustainability Appraisal of the Local Plan .....	20
7. Conclusion.....	29
8. Implementation and Monitoring .....	30
Figure 1: Local Plan Timetable .....	2
Figure 2: Sustainability Appraisal Process.....	3
Figure 3: Sustainability Appraisal Objectives .....	4
Figure 4: Summary of Key Issues from SA Scoping Report .....	8
Figure 5: Sustainability Appraisal Scoring System .....	12
Figure 6: Criteria for Assessing the Effects of the Local Plan.....	13
Figure 7: Cumulative effects of the Draft Local Plan preferred policies on SA objectives.....	21
Figure 8: Cumulative Effects of proposed sites.....	24

Please see the following separate documents for the assessment of alternative options.

Summary of all Policies

Appendix A - Appraisal of all Preferred Policies and Reasonable Alternatives Considered for the Draft Local Plan

Appendix B - Appraisal of all Preferred Site Allocations and Reasonable Alternatives

Appendix C - *Site Options SA Framework*

## Abbreviations used in this report

BAP	Biodiversity Action Plan
BREEAM	Building Research Establishment Environmental Assessment Methodology
CAMS	Catchment Abstraction Management Strategy
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
CO <sub>2</sub>	Carbon Dioxide
CPRE	Campaign to Protect Rural England
DCLG	Department of Communities and Local Government
DECC	Department of Energy and Climate Change
DPD	Development Plan Document
EA	Environment Agency
ECAP	Environment Capital Action Plan
FDC	Fenland District Council
GCSE	General Certificate of Secondary Education
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
GVA	Gross Value Added
HMA	housing Market Area
IMD	Indices of Multiple Deprivation
kWh	kilowatt hour
kWp	kilowatt peak
JNCC	Joint Nature Conservation Committee
LDS	Local Development Scheme
LED	Light Emitting Diode
LNR	Local Nature Reserve
LSOA	Lower Super Output Area
MWDF	Minerals and Waste Development Framework
MWh	Megawatt hour
NE	Natural England
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NVZ	Nitrate Vulnerable Zone
OAN	Objectively Assessed Need
ODPM	Office of the Deputy Prime Minister
ONS	Office of National Statistics
PCPA	Planning and Compulsory Purchase Act
PPG	Planning Policy Guidance
RIGS	Regionally Important Geological and Geomorphological Site
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
SuDS	Sustainable Drainage Systems
WFD	Water Framework Directive

# Full Sustainability Appraisal Report of the Fenland Local Plan (Draft)

## 1. Introduction

- 1.1 Fenland District Council (the Council) is preparing a new Local Plan. When adopted, the Local Plan will become part of the Council's statutory Development Plan and will be used in the determination of planning applications. It will replace the current Local Plan adopted in 2014.
- 1.2 All Local Plans produced by councils are subject to Sustainability Appraisal (SA), as required by the Planning and Compulsory Purchase Act 2004. The SA report must also meet the requirements of Strategic Environment Assessment (SEA) in accordance with European Directive 2001/42/EC (also known as the SEA Directive).
- 1.3 The aim of the SEA Directive<sup>1</sup> is:
- '...to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans [...] with a view to promoting sustainable development...'*
- 1.4 According to Government guidance, SA includes a wide range of considerations, extending to the social and economic impacts of plans, as well as the environmental impacts, whereas SEA is more focussed on environmental impacts. A key output of the SA process is this SA Report which describes the Local Plan being appraised, how the appraisal has been conducted, and the likely significant sustainability effects of implementing the Plan.
- 1.5 This SA incorporates the requirements of the SEA Regulations and fully considers the social, environmental and economic effects of the emerging Local Plan. Where reference is made within this document to Sustainability Appraisal, it also implies where appropriate the Strategic Environmental Assessment regulations.
- 1.6 This report constitutes the SA report for the Council's Draft Local Plan (August 2022). The SA report has been produced alongside the Local Plan and is being published for consultation at the same time. This will provide the public and statutory bodies with an opportunity to express their opinions on the SA report and to use it as a reference point when commenting on the Local Plan. Any comments on the Local Plan and/or the SA Report should be made **no later than 11.59pm on 19<sup>th</sup> October 2022**. Full details are available on the Council's website at <https://www.fenland.gov.uk/newlocalplan>
- 1.7 The Council is undertaking the SA of the Local Plan in accordance with the Sustainability Framework established by the [SA Scoping Report](#) (October 2019).

---

<sup>1</sup> European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

## 2. The Fenland Local Plan (Draft)

- 2.1 The Fenland Draft Local Plan contains the emerging proposals for planning policies for the growth and regeneration of the Fenland area including the four market towns and surrounding villages over the next 20 years. This includes a draft vision for what the district could be like by 2040. There are also some objectives to explain what is trying to be achieved and proposed policies setting out what and how much development should take place.
- 2.2 There are a number of different stages involved in the production of the Local Plan. The Council is currently at the Draft stage; this is the second stage in the process, following the [Issues and Options Consultation](#) in October 2019. This SA Report has been produced based on the policies contained in the [Fenland Draft Local Plan](#) (August 2022).
- 2.3 The table below provides a summary of the main stages involved in the production of the Local Plan. For a more detailed picture please see the Local Development Scheme (February 2022) on the Council's website at <https://www.fenland.gov.uk/newlocalplan>.

Figure 1: Local Plan Timetable

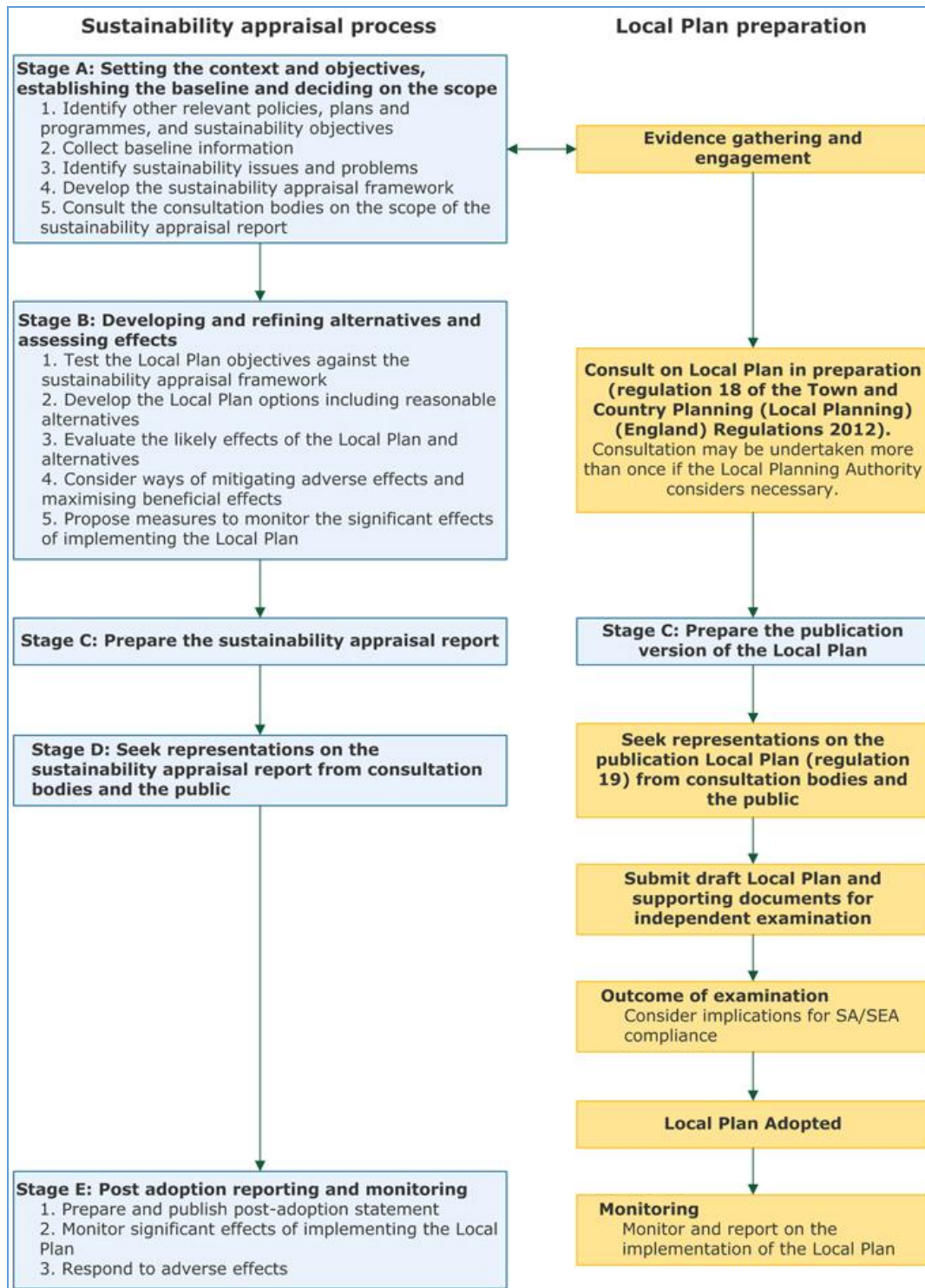
Stage		Description
1	Issues and Option – public consultation	<b>Completed – October 2019</b> Opportunity for interested parties and statutory consultees to consider the options for the plan before a draft document is produced.
2	Draft Local Plan - public consultation	<b>Current Stage - August 2022</b> Opportunity for interested parties and statutory consultees to consider the preferred policies and sites for the Local Plan before the final document is produced.
3	Proposed Submission - public consultation	The Council publishes the Local Plan for a six-week period when formal representations can be made on it prior to submission to government.
4	Submission	The Council submits the Local Plan to the Secretary of State together with the representations received during the Proposed Submission stage.
5	Independent Examination Hearing	Held by a Planning Inspector into objections raised on the Local Plan.
6	Inspector's Report	This will report whether if the Plan is 'Sound' or 'Unsound'. The Inspector may make recommendations to make the plan 'sound'.
7	Adoption of the Local Plan	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.

- 2.4 The SA report will be produced to accompany the Proposed Submission version of the Local Plan.

### 3. Sustainability Appraisal Stages

3.1 The SA guidance<sup>2</sup> specifies five stages of work (A to E) that have to be undertaken during the Sustainability Appraisal of any Local Plan. The SA process is iterative and is updated and revised at each stage in the preparation of the Local Plan.

Figure 2: Sustainability Appraisal Process







<sup>2</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

## Stage A: Setting the context and scope






- 3.2 The first stage in the process is to understand the context and scope of the area covered by the Plan, and to establish a baseline on which to assess the effects of the plan. A SA Scoping Report<sup>3</sup> was produced and consulted on in October 2019. This sets out the SA framework which provides the 'methodology' for undertaking the SA, including establishing 25 sustainability objectives which are designed to address the sustainability topics outlined in Figure 6 above. It is this SA framework along with the 25 sustainability objectives which has been used in Stage B (below) to develop and refine policy alternatives and assess effects. For more information on how this SA framework was developed please refer to the SA Scoping Report.
- 3.3 The National Planning Policy Framework (NPPF) clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development. The 25 sustainability objectives formulated through the SA process are also the same 25 objectives in the draft Local Plan.
- 3.4 The 25 sustainability objectives are listed in **Figure 3**. To help demonstrate how each policy meets the sustainability objectives, for any policy that scores either a positive effect (+) or a significant positive effect (++) the relevant Sustainability Objective symbols will be shown.



Figure 3: Sustainability Appraisal Objectives

SA Theme	SA Objectives
 <b>1. Healthy Communities</b>	1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income 1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments 1.3 Create and enhance multifunctional open space that is accessible, links with a high-quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places 1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets
 <b>2. Jobs, Education and Housing</b>	2.1 Help people gain access to a range of employment, education and training opportunities 2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy 2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations
 <b>3. Transport</b>	3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users. 3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability
	4.1 Conserve and where appropriate, enhance heritage assets, their setting and the wider historic environment 4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high-quality public realm and maintain and

<sup>3</sup> [https://www.fenland.gov.uk/media/16025/Sustainability-Appraisal-Scoping-Report-October-2019/pdf/Sustainability\\_Appraisal\\_Scoping\\_Report\\_October\\_2019.pdf](https://www.fenland.gov.uk/media/16025/Sustainability-Appraisal-Scoping-Report-October-2019/pdf/Sustainability_Appraisal_Scoping_Report_October_2019.pdf)

SA Theme	SA Objectives
<b>4. Heritage, Place Making and Landscape</b>	enhance diversity and local distinctiveness of townscape character 4.3 Retain the distinctive character of Fenland's landscape
 <b>5. Resilience to Climate Change and Flood Risk</b>	5.1 Limit or reduce vulnerability to the effects of climate change 5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources
 <b>6. Land Use and Wildlife</b>	6.1 Minimise the irreversible loss of undeveloped land, particularly high-grade agricultural land 6.2 Utilise brownfield sites for re-development in appropriate circumstances 6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species 6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change
 <b>7. Water Resources</b>	7.1 Minimise water consumption and encourage re-use 7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies
 <b>8. Pollution and Waste</b>	8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light) 8.2. Reduce the risk of pollution to the environment from contaminated land 8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste
 <b>9. Sustainable Resources</b>	9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources 9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use



## Stage B: Developing and refining alternatives and assessing effects

### 1. Test the Local Plan objectives against the SA Framework

- 3.5 As stated earlier, the objectives developed through the SA scoping report process are the same as the objectives of the draft Local Plan. Traditionally, sustainability objectives are developed for the Local Plan and these are then tested against those of the SA. By preparing the Plan and SA with a single set of objectives, this should ensure that there is no conflict between the objectives of the Plan and the sustainability principles formulated through the SA process. If the Plan is intended to meet all of the objectives identified through the SA process, then the two sets of objectives should naturally be the same.

### 2. Develop the Local Plan options including reasonable alternatives

#### Policies

- 3.6 By testing each emerging policy in the Local Plan against the sustainability objectives, (using the defined decision making criteria in **section 5**), this ensures that all policies are compatible with the SA objectives and by extension meet the sustainability principles identified in the Local Plan.
- 3.7 The SA guidance (and SEA Directive) requires only “reasonable alternatives” to be taken into account, and so not every possible alternative has been considered. The number of options has been kept manageable and has focused on those aspects where real choices have to be made.

#### Sites

- 3.8 The first stage of site selection began in October 2019 as part of the Issues and Options consultation, when the Council asked all local developers, agents, landowners, Parish/Town Councils and local residents to put forward sites they wanted to be considered as potential allocations. This exercise resulted in the submission of over 290 sites. All of these sites were published on the Council’s website as part of the Stage 1 [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#) (February 2020).
- 3.9 Following the Issues and Options consultation, all sites submitted to the Council were assessed against a detailed set of criteria. The full site assessment process, including all criteria and scores, is explained in full in the Sites Evidence Report (August 2022). The first stage of the assessment process was to apply a sieving process to the long list of sites to identify any sites that were not considered to be reasonable and so would not require SA. The assessment criteria was split into two categories: Major and Minor. For Major Criteria, any sites that would have a negative impact (i.e. score red) were rejected outright and no further assessment was undertaken. Major criteria were considered to be compliance with the proposed spatial strategy in the emerging Local Plan and constraints including Minerals and Waste Safeguarding or Consultation Areas, flood risk (more than 50% of site located in zone 3a and 3b for housing and 3b for employment), hazardous installations and international and national designated wildlife sites.
- 3.10 Once this site sieving process has been undertaken, this identified the reasonable site options that were subject to further site assessment using the minor criteria and subject to SA. Alternatives that had planning permission or where development had started in site were not subject to SA. At this stage, the SA methodology for the site options was to appraise the sites, using professional judgement, against the objectives in the SA Framework, using the information gathered from the assessment of the sites against the minor criteria. This resulted in a number of ‘no effect’ or ‘uncertain’ scores for each site.
- 3.11 The SA of all reasonable alternative sites, and the preferred sites identified in the Draft Local Plan, is presented as a summary in **Appendix B** of this SA Report (Allocated sites shown in **Bold**). **Appendix C** sets out the detailed analysis of all sites.

### 3. Evaluate the likely effects of the Local Plan and alternatives

- 3.12 The significant effects of each of the options have been considered in full (see Appendix A for summary of the Policies and Appendix B and C for Sites) against each of the sustainability criteria and scored using the scoring system described in section 5. The SA guidance requires policy options to be compared with the likely evolution of the district without the Local Plan. The SA Scoping Report assesses the likely effect of not producing a new Plan.
- 3.13 The effects considered have included secondary, cumulative, synergistic, short, medium, long-term, permanent, temporary, positive and negative effects. Any judgements made through the assessment of policy options has been explained including any assumptions, in order to make the SA process as transparent as possible (see section 6).

#### **4. Consider ways of mitigating adverse effects and maximising potential effects**

- 3.14 Conclusions on the sustainability strengths and weaknesses of each option have been recorded in this SA Report (section 6), together with any recommendations for improving the positive effects and reducing (mitigating) potential negative effects. Reasons for eliminating other options have also been recorded. In many instances however it is likely that it will not be possible to quantify the effects of the Plan, especially given that the Local Plan will be only one influence on what actually happens on the ground. It is intended that sufficient flexibility is built into the Plan in order to respond to changing circumstances (such as economic upturns/downturns).

#### **5. Proposed measures to monitor the significant effects of implementing the Local Plan**

- 3.15 The SA report lists a series of indicators (see section 8) which will help to develop a monitoring framework with which to monitor the effects of the adopted Plan. Most if not all of the anticipated effects are currently monitored through some existing mechanism, however through consultation on the SA and the emerging Local Plan policies it may become apparent that some additional monitoring mechanisms may be required. The implementation and monitoring framework will be set out in the final version of the SA report. The effects for all policies will be monitored annually through the Council's AMR.

#### **Stage C: Preparing the Sustainability Appraisal Report**

- 3.16 This SA Report shows in detail the SA process which has been undertaken, along with the results of the appraisal of the policy options of the Local Plan (section 7 and summary of all policies). It includes an overall assessment of the sustainability effects of the Local Plan policies on each of the SA/Plan objectives. The SA report will be consulted on and amended accordingly at each stage of the Local Plan preparation process. The final report structure is subject to change following consultation on the SA and the emerging Local Plan.

#### **Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public**

- 3.17 The final SA Report for the Local Plan will be consulted on for a statutory minimum six-week period alongside the Local Plan as part of the proposed submission public consultation stage (expected mid 2023). Consultation will need to comply with the Statement of Community Involvement and the requirements of the SEA Directive. Should any significant changes be made to the Local Plan as a result of public consultation, additional appraisal work may need to be carried out and the SA may need to be amended to reflect the results.

#### **Stage E: Post adoption reporting and monitoring**

- 3.18 This stage will come into effect upon adoption of the new Local Plan. The SEA Directive and the SA Guidance require Sustainability Appraisal Reports to include details of the Local Plan monitoring framework, showing for each policy, which indicators will be used to measure it, what the targets are and who will be responsible for recording the information. The outcomes of this monitoring will be reported annually in the Council's AMR.

## 4. Characterisation of Fenland

- 4.1 In order to identify the key sustainability issues facing the Fenland area, it was necessary to characterise the social, economic and environmental aspects of the city. In particular, information was collected via the Local Plan SA Scoping Report to establish a baseline. To help achieve this, the SA Scoping Report reviewed the Plans, Policies, Programmes, Strategies and Initiatives which are relevant to the Local Plan. The following issues and opportunities were identified.

Figure 4: Summary of Key Issues from SA Scoping Report

### 1. Healthy Communities

<p><b>Key issues:</b></p> <ul style="list-style-type: none"> <li>• 30% of Fenland’s population will be over 65 by 2040</li> <li>• Life expectancy is lower than the national average</li> <li>• Fenland people generally have less healthy lives than the national average</li> <li>• There are relatively high levels of deprivation and social exclusion in a number of areas in the district</li> <li>• There is great health inequality between some wards within the district</li> <li>• Inequalities have worsened in the past few years</li> <li>• Relatively poor open space offer</li> </ul>
<p><b>Key opportunities:</b></p> <ul style="list-style-type: none"> <li>• Open space provision, including for allotments, can be improved throughout the authority area</li> <li>• Land exists close to or within existing settlements for new areas of open space</li> <li>• Able to plan for an elderly population</li> <li>• New housing and employment development can provide scope to improve the deprivation</li> <li>• Better place making and targeted infrastructure can improve the environment for all including the most deprived</li> <li>• UNESCO application for Fens biosphere</li> </ul>

### 2. Jobs, Education and Housing

<p><b>Key issues:</b></p> <ul style="list-style-type: none"> <li>• Low wage, relatively low skilled workforce</li> <li>• Long hours worked</li> <li>• Higher than average unemployment</li> <li>• Low levels of educational attainment</li> <li>• High affordability gap</li> <li>• Housing delivery is below current targets</li> <li>• Insufficient affordable housing to meet high need</li> </ul>
<p><b>Key opportunities:</b></p> <ul style="list-style-type: none"> <li>• New Local Industrial Strategy (LIS) provides opportunities to expand and diversify the Fen area economy with potentially closer links to businesses in Peterborough and Cambridge</li> <li>• Lower quartile house to income price ratios stand at 8.45 which although not affordable, is one of the lowest in the county.</li> <li>• Increase in housing delivery numbers to be more generally affordable</li> <li>• Cambridgeshire and Peterborough Combined Authority investment in infrastructure</li> </ul>

### 3. Transport

<p><b>Key issues:</b></p> <ul style="list-style-type: none"> <li>• Poor quality of Fenland’s roads</li> <li>• Increasing road traffic accidents especially for younger drivers</li> <li>• High reliance on cars and vans</li> <li>• Poor bus services</li> </ul>
--

- Adequate train services form March but patchy from Whittlesea and Manea
- Relatively poor cycling and walking culture
- Lack of safe, dedicated cycle routes and paths
- Poor public rights of way network

**Key opportunities:**

- Improved public transport to encourage modal shift away from the private car
- Good rail links to rest of the country can be developed
- Opportunities to reduce the need to travel (especially by private car) through technology
- Opportunities for sustainable travel modes and infrastructure provision exist in all market towns
- Improving stations at Whittlesea and Manea
- Potential re-opening of the March – Wisbech rail line
- Potential extension of the CAM into Fenland

**4. Heritage, Place Making and Landscape**

**Key issues:**

- Some of the heritage assets in the district have unsympathetic development within their setting, which can have a detrimental effect on townscape character
- A total of 14 heritage assets in the area are on Historic England’s Heritage at Risk Register (2 listed buildings and 7 scheduled monuments)
- A number of lower category listed buildings (Grade 2) known to be at risk
- Some historic assets do not benefit from proper and timely management
- Grant funding which the council used to manage was cut some years ago
- There is also no longer VAT relief for additional works to listed buildings

**Key opportunities:**

- The Council should refresh Conservation Area appraisals for some existing Conservation Areas
- The Council should undertake further Conservation Area Appraisals for new areas
- Assessment of all listed buildings at risk
- There is scope to identify heritage assets of key significance and formulate strategies to protect and enhance them
- The Council is developing a Cultural Strategy which should inform the new Local Plan
- UNESCO application for Fens biosphere

**5. Resilience to Climate Change and Flood Risk**

**Key issues:**

- Ongoing rise in global temperatures
- Increased risk of flooding due to rising sea levels and change in weather patterns
- Impacts of climate change on infrastructure and agricultural
- Continued reliance on fossil fuels

**Key opportunities:**

- All developments to adapt to changing global climate and weather conditions
- Retrofitting of existing building stock
- Potential increase in renewable energy use, e.g. CHP/district heating schemes and on-site generation of renewable or low carbon energy for individual developments
- Opportunities to implement low or zero carbon emission development principles
- Royal Haskoning modelling of River Nene tidal impact

**6. Land Use and Wildlife**

**Key issues:**

- High grade agricultural land throughout district
- Pressure from development on greenfield sites
- High quality landscape character under pressure from development including renewable energy
- Areas of intrinsic environmental importance must be protected
- Loss of biodiversity
- Mineral extraction

**Key opportunities:**

- The district supports internationally and nationally important sites including SACs, SPAs, SSSIs and

Ramsar sites. These are particularly important for great crested newts, limestone grasslands and aquatic plant communities.

- Development proposals designed to incorporate habitats and create new opportunities for wildlife (e.g. as part of SuDS systems) have the potential to promote biodiversity.
- The district supports a significant number of well-managed locally important wildlife sites which if better connected can become more resilient to localised population extinctions and climate change whilst supporting more biodiversity.
- The amount of accessible green spaces and natural places could be increased in association with new developments and could be linked to existing and planned footpath and cycling networks.
- Exhausted mineral workings provide opportunities for biodiversity habitats
- Natural Cambridgeshire's ambition to double rich wildlife habitats by 2050 to inform local plan preparation.

## 7. Water Resources

### Key issues:

- Growth will put pressure on limited water supply resources
- Increased development will put pressure on the existing sewage infrastructure, which could lead to problems in treatment
- Risks to water quality in the district's river and drainage system
- A large proportion of the rural area is in a Nitrate Vulnerable Zone.

### Key opportunities:

- Implementation of Sustainable Drainage Systems (SuDS) which as well as reductions in the quantity of flows also provide advantages for wildlife, local amenity and decreases in pollution of watercourses, groundwater and soil through improved management of runoff.
- Reduction of additional potable and non-potable water supply and effluent to reduce the volume of water going into river catchments
- Potential for efficient use of water using rainwater harvesting systems and/or grey water recycling
- Potential to naturalise and improve water bodies that run through or close to development sites to enable them to meet better standards within the Water Framework Directive.

## 8: Pollution & Waste

### Key issues:

- Air pollution has an adverse impact on health and life expectancy
- Growth puts pressure on water quality of river systems and water bodies
- Water contamination threatens biodiversity
- Recycling rates below national average

### Key opportunities:

- On-going monitoring of air quality informs required policies to deal with pollution and can assist in targeting new development to appropriate areas
- Structure and culture for recycling and composting already established
- Scope to improve recycling rates

## 9. Sustainable Resources

### Key issues:

- High reliance on fossil fuel consumption
- Cumulative impact of windfarms on the landscape
- New development is likely to require significant quantities of minerals and other building material to be imported into the area.
- New development is likely to use materials which are not intended to be re-used once they have come to the end of their life
- Financial viability of developments in Fenland
- Continuation of inefficiencies in material flows within the district

### Key opportunities:

- New developments to utilise low or non-carbon energy
- New developments to be built using truly sustainable materials
- Embody the idea of the importance of a circular economy within the district
- Locally sourced and prudently recycled materials can assist viability

- DEFRA National Waste and Resources Strategy to determine future delivery of waste and recycling services

## 5. Sustainability Appraisal Framework



- 5.1 The SA Framework (as established through the SA Scoping Report) provides a simple and recognised way in which the anticipated social, environmental and economic effects of a plan can be examined and the alternative options can be compared.
- 5.2 The SA Framework consists of the objectives that are set out in Figure 3
- 5.3 The anticipated effect of each policy has been assessed in relation to the SA objective, using a standard SA scoring system as set out below. This ranges from Significant Positive Effect to Significant Negative Effect.

Figure 5: Sustainability Appraisal Scoring System

++	Significant positive
+	Positive
~	Neutral
-	Negative
--	Significant negative
?	Uncertain (insufficient information available)
/	Mixed effects



- 5.4 The aim of the SA scoring system is to provide transparency in the appraisal process, enabling a clear and consistent approach to the appraisal.
- 5.5 It is important to note that the SA process is only an assessment tool. It does not make any decisions but is intended to ensure that the full sustainability issues are considered with all options and choices made, so that ultimately the final decision about what policies to include in the document can take these into account.
- 5.6 The policies and sites of the Draft Local Plan and all reasonable alternatives have been fully appraised using the above scoring system (see Appendix A for summary of Policies and Appendix B and C for Sites). Figure 6, on the following page, explains the criteria used to assess if a policy scores a significant positive or significant negative effect.
- 5.7 The examples given in Figure 6 are indicative; they are not meant to be comprehensive or prescriptive. They are examples of what potential effects the SA might identify in relation to each objective.

Figure 6: Criteria for Assessing the Effects of the Local Plan

SUSTAINABILITY APPRAISAL FRAMEWORK			
OBJECTIVE	POSITIVE EFFECT	NEGATIVE EFFECT	INDICATOR
 <b>1. Healthy Communities</b>			
1.1 Provide for an ageing population; and redress inequalities related to health, well-being, age, gender, disability, race, faith, location and income	results in increased access to and provision of health services and facilities	results in reduced access to and provision of health services and facilities	<ul style="list-style-type: none"> <li>• living environment deprivation</li> <li>• access to GPs and dentists</li> </ul>
1.2 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities and community activities); and ensure all groups thrive in safe environments	<p>results in the provision of increased access to services and facilities</p> <p>results in a reduction in the levels of crime and anti-social behaviour and the fear of crime</p>	<p>results in reduced access to and provision of services and facilities</p> <p>results in increases in the levels of crime and anti-social behaviour or increase in the fear of crime</p>	<ul style="list-style-type: none"> <li>• access to services and facilities</li> <li>• visitor numbers to recreation and leisure facilities</li> <li>• crime figures</li> <li>• fear of crime</li> </ul>
1.3 Create and enhance multifunctional open space that is accessible, links with a high quality green infrastructure network and improves opportunities for people to access and appreciate wildlife and wild places	results in increased access to greenspace and leisure activities	results in a reduction in access to greenspace and leisure facilities	<ul style="list-style-type: none"> <li>• access to greenspaces</li> <li>• areas of open space deficiency</li> </ul>
1.4 Encourage healthy choices and opportunities for the consumption of locally produced food by maintaining and enhancing the provision of allotments, community orchards and farmers' shops and markets	results in improved health for residents	results in worse health for residents	<ul style="list-style-type: none"> <li>• number of allotment sites / plots</li> <li>• number of farmer market outlets</li> <li>• number of community orchards</li> </ul>
 <b>2. Jobs, Education and Housing</b>			
2.1 Help people gain access to a range of employment, education and training	results in increased employment in areas with employment deprivation	results in a loss of employment in deprived areas	<ul style="list-style-type: none"> <li>• employment deprivation</li> <li>• education deprivation</li> </ul>



<b>SUSTAINABILITY APPRAISAL FRAMEWORK</b>			
<b>OBJECTIVE</b>	<b>POSITIVE EFFECT</b>	<b>NEGATIVE EFFECT</b>	<b>INDICATOR</b>
opportunities	<p>results in the increased provision of additional and/or better paid jobs</p> <p>results in increased education and training opportunities</p>	<p>results in a reduced provision and range of jobs</p> <p>results in a reduction of education and training opportunities (more impact in poor performing areas)</p>	<ul style="list-style-type: none"> <li>• attainment levels</li> <li>• number of people in education</li> <li>• income deprivation</li> <li>• disposable income</li> </ul>
2.2 Support investment in people, places, communications and other infrastructure to improve the efficiency, competitiveness, vitality and adaptability of the local economy	<p>results in a diverse range of business sectors</p> <p>results in an increase in higher value jobs</p> <p>results in support for existing and new industries</p>	<p>results in a reduction of the range of business sectors</p> <p>results in a decrease in higher value jobs</p> <p>results in obstruction to existing and new industries</p>	<ul style="list-style-type: none"> <li>• number of business start-ups</li> <li>• demand for employment land</li> <li>• transport infrastructure capacity</li> </ul>
2.3 Help provide decent and affordable homes that meet the various needs of all in appropriate locations	<p>results in the increase of employment opportunities</p> <p>results in a decrease in the relative cost of housing</p> <p>results in the provision of sufficient housing to keep pace with population growth and/or changes in household composition</p>	<p>results in a loss of employment</p> <p>results in an increase in the relative cost of housing</p> <p>results in an inadequate provision in the amount of housing relative to housing need</p>	<ul style="list-style-type: none"> <li>• deprivation indicators</li> <li>• house price to earnings ratios</li> <li>• proportion of and size, type, tenure and quality of housing built</li> <li>• lower quartile house price to lower quartile earnings ratios</li> </ul>
	<p>results in the increased provision of housing of an appropriate size, type, tenure and quality to meet current needs</p> <p>results in an increase in the provision of affordable housing</p>	<p>results in an inappropriate mix of housing to meet current need</p> <p>does not result in an increase in the provision of affordable housing</p>	

SUSTAINABILITY APPRAISAL FRAMEWORK			
OBJECTIVE	POSITIVE EFFECT	NEGATIVE EFFECT	INDICATOR
 <b>3. Transport</b>			
<p>3.1 Reduce the reliance on private motor vehicles and encourage more sustainable transport modes such as walking, cycling and public transport and contribute to the safety of all highway users.</p>	<p>results in increased access to and provision/use of walking and cycling infrastructure</p> <p>results in a reduced need to travel including a reduced risk of road accidents</p> <p>results in a reduction of community severance</p> <p>results in a reduction of the necessary distance travelled (particularly by car)</p> <p>results in increased capacity of the passenger rail network</p> <p>results in increased provision/use of and frequency of public transport services</p> <p>results in higher density mixed use development where appropriate</p>	<p>results in reduced access to and provision/use of walking and cycling infrastructure</p> <p>results in an increase need to travel, increasing the risk of road accidents</p> <p>results in community severance</p> <p>results in an increase in the distance required to travel</p> <p>results in no net increase in the capacity of the passenger rail network</p> <p>results in a reduction in the provision/use of public transport services</p> <p>results in a loss of services and facilities increasing the need to travel</p>	<ul style="list-style-type: none"> <li>• numbers of people walking / cycling to work</li> <li>• travel to work by mode</li> <li>• distance travelled to key services</li> <li>• distance travelled to work</li> <li>• passenger rail capacity</li> </ul>
<p>3.2 Seek to ensure that all new developments can be accessed by a variety of transport modes and provide permeability</p>	<p>results in an increased number of people walking / cycling</p>	<p>results in a decrease in number of people walking / cycling</p>	<ul style="list-style-type: none"> <li>• new development sites offering a real choice of travel modes</li> </ul>
 <b>4. Heritage, Place Making and Landscape</b>			
<p>4.1 Conserve and where appropriate, enhance heritage assets, their setting and</p>	<p>results in the creation of high quality built environments</p>	<p>results in harm to the quality of built environments</p>	<ul style="list-style-type: none"> <li>• change in condition of heritage assets</li> </ul>



**SUSTAINABILITY APPRAISAL FRAMEWORK**


OBJECTIVE	POSITIVE EFFECT	NEGATIVE EFFECT	INDICATOR
the wider historic environment	results in the protection and/or enhancement of designated and non-designated heritage assets	results in harm to/loss of designated or non-designated heritage assets	<ul style="list-style-type: none"> <li>public satisfaction with quality of built environment</li> </ul>
4.2 Create places, spaces and buildings that are attractive and well designed, contribute to a high quality public realm and maintain and enhance diversity and local distinctiveness of townscape character	<p>results in an increase in the daytime and night time population of the urban centres</p> <p>results in an increase in the provision of services (including community facilities), jobs and housing within the city</p> <p>results in a good quality urban environment</p>	<p>results in no net increase in the daytime and night time populations of the urban centres</p> <p>results in a loss of services, jobs and housing within the city</p> <p>results in a poor-quality urban environment</p>	<ul style="list-style-type: none"> <li>daytime population</li> <li>town centre health check</li> <li>crime and anti-social behaviour</li> <li>visitor numbers</li> </ul>
4.3 Retain the distinctive character of Fenland’s landscape	results in the protection and/or enhancement of landscape character	results in harm to the landscape character	<ul style="list-style-type: none"> <li>change in landscape character</li> </ul>



**5. Resilience to Climate Change and Flood Risk**

5.1 Limit or reduce vulnerability to the effects of climate change			
5.2 Minimise and wherever possible remove the vulnerability of people, places and property to the risk of flooding from all sources	<p>results in a reduction in the risk of flooding</p> <p>++ results in development in flood zone 1 making a significant contribution to flood risk reduction</p>	<p>results in an increase in the risk of flooding</p> <p>results in an increase in the amount of development in flood zone 3</p> <p>results in development in flood zone 1 making no contribution to flood risk reduction</p>	<ul style="list-style-type: none"> <li>amount of development approved in each flood risk category</li> <li>number of planning applications granted permission contrary to Environment Agency advice</li> <li>number of homes and businesses at risk of risk of flooding</li> </ul>

SUSTAINABILITY APPRAISAL FRAMEWORK			
OBJECTIVE	POSITIVE EFFECT	NEGATIVE EFFECT	INDICATOR
 <b>6. Land Use and Wildlife</b>			
6.1 Minimise the irreversible loss of undeveloped land, particularly high-grade agricultural land	results in the preservation of best and most versatile land	results in harm or loss to best and most versatile land (grade 1 or 2)	<ul style="list-style-type: none"> <li>• protection of agricultural land</li> <li>• house completion data</li> <li>• employment completion data</li> </ul>
6.2 Utilise brownfield sites for re-development in appropriate circumstances	encourages development on brownfield land with minimal development on green field sites	encourages development on greenfield land	<ul style="list-style-type: none"> <li>• protection of agricultural land</li> <li>• house completion data</li> <li>• employment completion data</li> </ul>
6.3 Minimise and avoid where possible impacts to biodiversity and geodiversity, both within and beyond designated sites of international, national or local significance, and on protected species	results in the protection and/or enhancement of habitats and species	<p>results in harm to habitats and/or species</p> <p>results in harm to designated sites</p>	<ul style="list-style-type: none"> <li>• change in integrity and or condition of habitats / designated sites</li> <li>• numbers of priority BAP species affected</li> <li>• change in landscape character</li> <li>• number of developments permitted contrary to Natural England advice</li> </ul>
6.4 Achieve net gains in biodiversity and create and enhance an ecological network that is resilient to the effects of climate change	<p>results in the protection and/or enhancement of habitats and species</p> <p>results in the protection and/or enhancement of landscape character</p>	<p>results in harm to habitats and/or species</p> <p>results in harm to the landscape character</p> <p>results in harm to designated sites</p>	<ul style="list-style-type: none"> <li>• change in integrity and or condition of habitats / designated sites</li> <li>• numbers of priority BAP species affected</li> <li>• number of developments permitted contrary to Natural England advice</li> </ul>
 <b>7. Water Resources</b>			
7.1 Minimise water consumption and encourage re-use	<p>results in a reduction in water consumption</p> <p>re-use of water increases</p>	<p>results in an increase in water consumption</p> <p>no re-use of water</p>	<ul style="list-style-type: none"> <li>• water consumption levels</li> <li>• water re-use levels</li> </ul>

<b>SUSTAINABILITY APPRAISAL FRAMEWORK</b>			
<b>OBJECTIVE</b>	<b>POSITIVE EFFECT</b>	<b>NEGATIVE EFFECT</b>	<b>INDICATOR</b>
7.2 Avoid deterioration and seek opportunities to enhance water quality in rivers and other water bodies	<p>results in a reduction in the risk of combined sewage overflows</p> <p>results in a reduction of the sources of water pollution</p> <p>results in an improvement in the water quality of rivers, other water bodies and/or groundwater supplies</p>	<p>results in an increased risk of combined sewage overflows</p> <p>results in an increase in the sources of water pollution</p> <p>results in a degradation in the quality of water in rivers, other water bodies and/or groundwater supplies</p>	<ul style="list-style-type: none"> <li>• risk of combined sewage overflows</li> <li>• change in water quality of water bodies</li> </ul>
<b>8. Pollution and Waste</b>			
8.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, odour, vibration and light)	results in a reduction of the sources of pollution which affect human health, such as noise, light and air pollution	results in an increase in the sources of pollution which affect human health, such as noise, light and air pollution	<ul style="list-style-type: none"> <li>• changes in levels of noise, light and odour pollution affecting sensitive receptors</li> <li>• number of illnesses and deaths caused through pollution</li> <li>• carbon dioxide / methane emissions</li> </ul>
8.2. Reduce the risk of pollution to the environment from contaminated land	results in fewer people at risk	results in more people at risk	<ul style="list-style-type: none"> <li>• planning applications assessed</li> </ul>
8.3 Support and enhance opportunities for the reduction, reuse and recycling of waste	<p>results in a reduction in waste arisings</p> <p>results in an increase in waste recovery / re-use and / or recycling (including energy from waste)</p>	<p>results in an increase waste arisings</p> <p>results in an increase in waste for landfill</p>	<ul style="list-style-type: none"> <li>• waste arisings</li> <li>• waste landfilled</li> <li>• waste recovered including energy produced in MWh</li> </ul>
 <b>9. Sustainable Resources</b>			
9.1 Reduce energy consumption and increase the use of renewable and low carbon energy sources	<p>promotes an increase in renewable energy generation</p> <p>results in improvements in the energy</p>	results in a further reliance on non-renewable and high carbon energy sources	<ul style="list-style-type: none"> <li>• kWp of installed renewable energy capacity</li> <li>• kWh renewable energy usage</li> <li>• carbon dioxide / methane</li> </ul>

<b>SUSTAINABILITY APPRAISAL FRAMEWORK</b>			
<b>OBJECTIVE</b>	<b>POSITIVE EFFECT</b>	<b>NEGATIVE EFFECT</b>	<b>INDICATOR</b>
	<p>efficiency of new and existing developments</p> <p>results in a reduction of unmitigated carbon dioxide / methane emissions</p>	<p>results in a reduction in the energy efficiency of developments</p> <p>results in an increase in the levels of unmitigated carbon dioxide / methane emissions</p>	<p>emissions</p> <ul style="list-style-type: none"> <li>percentage of new developments meeting BREEAM 'excellent' standard</li> <li>percentage of households in fuel poverty</li> <li>percentage of households reliant on fossil fuels</li> </ul>
9.2 Support the use of locally sourced building materials and encourage those that are of a sustainable form and allow for re-use	<p>results in a reduction in current consumption of non-renewable resources</p> <p>results in an increase in the use of materials which are designed for re-use</p>	<p>results in an increase in the consumption of non-renewable resources</p> <p>results in an increase in the use of non-recyclable and/or non-reusable materials</p>	<ul style="list-style-type: none"> <li>amount of raw materials imported / used</li> <li>amount of secondary / recycled materials used</li> </ul>

## 6. Sustainability Appraisal of the Local Plan

- 6.1 As explained in section 3, normally the first stage in the Sustainability Appraisal of the Local Plan is the assessment of the objectives of the Plan against the objectives of the SA Framework; this is to test the compatibility of the objectives and to identify any potential conflicts. However, as the SA objectives and Local Plan objectives have been designed to match, there is no need to compare the objectives.










### Appraisal of reasonable alternatives considered at the Draft Consultation Stage

- 6.2 A full appraisal of all of the draft policies and proposed sites along with all reasonable alternatives can be found in Appendix A (Policies) and Appendix B and C (Sites). The results of this appraisal process has fed into the production of the Draft Local Plan. Figure 10 below provides the SA scores for the preferred policies only (i.e. those that appear in the Draft version of the Plan). This shows the in-combination effect of all preferred policies and the overall effects of the Draft Local Plan.
- 6.3 Figure 11 is followed by a commentary of the SA results for each policy, which has been split into the following sections:
- A table showing the options considered, with the preferred policy highlighted in **bold**
  - A discussion of the preferred policy, listing any significant positive effects (++) and significant negative effects (- -). As well as a summary of any issues that would need to be addressed and any required mitigation
  - A set of the relevant Sustainability Appraisal Objective symbols which the preferred policy scores positively against
  - A summary of the alternative options considered
  - Justification for the selection of the preferred policy

### Cumulative Effects

- 6.4 Each of the policies and proposed sites in the Draft Local Plan have been assessed for their likely individual impact against the SA objectives, but there may be combined effects which may occur as a result of implementing the plan as a whole. These are known as the cumulative effects and their consideration are a requirement of the SEA Regulations. Figure 7 and Figure 8 below show the SA results for the set of policies and site allocations contained within the Draft Local Plan
- 6.5 The table below provides the scores for the preferred policies, and shows the cumulative effects, the results are shown in more detail **SA – Summary of all Policies** and in Appendix A for Policies LP1 to LP34.
- 6.6 The cumulative effects of the proposed sites in Part D of the Local Plan (LP35 to LP69) are shown in Figure 8. The results are shown in more detail in Appendix B and C.

Figure 7: Cumulative effects of the Draft Local Plan preferred policies on SA objectives

SA Framework																									
	1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2
LP1: Settlement Hierarchy - Part A: Settlement Hierarchy	?	++	~	~	+	+	+	+	~	+	~	+	~	~	~	~	~	~	~	~	~	~	~	~	~
LP1: Settlement Hierarchy - Part B: Settlement Boundary	~	+	~	~	~	~	+	+	+	+	+	+	~	~	++	+	+	+	~	~	~	~	~	~	~
LP1: Settlement Hierarchy - Part C: Frontage Infill Development	~	-	~	~	~	~	/	-	~	--	--	--	~	~	--	--	--	+	~	~	~	~	~	~	~
LP2: Spatial Strategy for the Location of Residential Development Part A: Issues and Options initial Strategic Options	++	++	++	++	+	/	/	++	++	?	+	?	?	?	?	?	?	+	~	?	++	?	~	++	?
LP2: Spatial Strategy for the Location of Residential Development Part B: Growth Options	+	+	+	+	+	+	++	+	+	~	+	~	~	~	-	+	~	++	~	?	+	~	~	+	~
LP3: Spatial Strategy for Employment Development	+	+	~	~	+	+	~	+	+	~	+	~	~	~	-	+	~	++	~	?	~	~	~	+	~
LP4: Securing Fenland's Future	~	~	~	~	~	~	~	/	/	~	~	/	+	+	~	~	/	/	/	~	+	~	~	+	~
LP5: Health and Wellbeing	++	++	+	+	+	~	+	+	+	~	~	~	+	~	~	~	~	~	~	~	~	~	~	~	~
LP6: Renewable and Low Carbon Energy	~	~	~	~	~	/	~	~	~	++	~	++	++	+	++	~	/	/	~	~	/	~	~	/	~









































SA Framework																									
	1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2
SA Sub Objective → Policy ↓																									
Way																									
LP22: Parking Provision	+	~	~	~	~	~	~	~	~	~	+	~	~	~	~	~	~	~	~	~	~	~	~	~	~
LP23: Historic Environment	?	?	+	~	+	+	~	~	~	++	++	+	+	~	~	~	+	+	~	~	~	~	~	~	+
LP24: Natural Environment	?	+	+	?	~	+	~	~	~	++	++	++	+	~	~	?	++	++	~	++	+	~	~	~	~
LP25: Biodiversity Net Gain	~	+	+	+	~	+	~	~	~	~	+	+	+	~	+	?	+	++	~	+	+	~	~	~	~
LP26: Carbon Sinks and Carbon Sequestration	~	~	+	~	~	~	~	~	~	~	~	+	/	+	+	~	/	/	/	~	/	~	~	~	~
LP27: Trees and Planting	+	+	+	+	~	+	~	+	~	+	+	+	+	+	?	?	++	+	~	+	+	?	~	~	~
LP28: Landscape	~	~	+	+	~	+	+	~	~	++	+	++	+	~	+	+	+	+	~	+	+	~	~	~	~
LP29: Green Infrastructure	+	+	++	+	~	+	~	+	~	+	+	+	++	++	+	~	+	++	~	+	~	~	~	~	~
LP30: Local Green Spaces and Other Existing Open Spaces	+	+	++	++	~	+	~	+	~	+	++	+	+	+	+	~	++	++	~	+	+	~	~	~	~
LP31: Open Space and Recreational Facilities	+	+	++	+	~	+	~	+	~	+	++	+	++	+	+	~	++	++	~	+	~	~	~	~	~
LP32: Flood and Water Management	~	+	++	~	~	~	~	~	~	~	~	~	++	++	~	~	~	+	++	++	~	~	~	~	~
LP33: Development on Land affected by Contamination	++	++	++	~	~	~	++	~	~	~	++	~	~	~	+	++	++	~	~	+	+	++	++	~	+
LP34: Air Quality	+	+	~	+	~	+	+	+	+	+	+	~	+	~	~	+	+	+	~	~	+	~	+	+	+










Figure 8: Cumulative Effects of proposed sites.

SA Framework																											
			1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2
SA Sub Objective → Policy ↓																											
<b>LP35: Regeneration of Wisbech</b>																											
LP35.01	40338	Nene Waterfront	~	++	-	~	++	-	++	++	++	-	++	++	--	--	++	--	-	-	?	?	++	+	~	++	~
<b>LP36: Residential Site Allocations for Wisbech</b>																											
LP36.01	40371	Land off Halfpenny Lane	~	++	-	~	++	--	++	++	+	~	~	~	?	?	--	--	-	-	?	?	++	-	~	++	~
LP36.02	40158	Land at Meadowgate	~	+	-	~	+	--	++	+	+	~	~	~	?	?	--	--	-	-	?	?	+	++	~	+	~
LP36.03	40337	Site at 5 North Street	~	++	--	~	++	++	++	++	++	--	~	~	--	--	++	++	--	--	?	?	++	++	~	++	~
LP36.04	40017	Land at 35 North End	~	++	~	~	++	++	++	++	++	-	++	++	--	--	++	++	-	-	?	?	++	++	~	++	~
LP36.05	40022	Aware House Learning Development Aids Ltd	~	++	~	~	++	++	++	++	++	~	++	++	?	?	++	++	-	-	?	?	++	+	~	++	~
LP36.06	40025	Land East Of 46 Old Lynn Road	~	+	-	~	-	++	++	+	++	~	+	+	--	--	--	--	-	-	?	?	+	++	~	+	~
LP36.07	40056	The College Of West Anglia	~	++	-	~	++	--	++	++	++	~	+	+	?	?	+	--	-	-	?	?	++	--	~	++	~
LP36.08	40067	Land East Of 88 Sutton Road	~	+	--	~	++	-	++	+	++	-	~	~	--	--	--	--	--	--	?	?	+	++	~	+	~
LP36.09	40163	Chrysanthemum House	++	+	--	~	++	++	++	+	+	~	~	~	--	--	--	--	--	--	?	?	+	--	~	+	~
LP36.10	40366	Former Pike Textiles	~	++	~	~	++	++	++	++	++	-	++	++	--	--	++	--	-	-	?	?	++	++	~	++	~
LP36.11	40503	Land north East of 53 The Chase	~	+	-	~	++	-	++	+	++	-	?	?	--	--	++	--	-	-	?	?	+	--	~	+	~
LP36.12	40506	11-12 High Street	~	++	~	~	++	++	++	/	-	--	?	?	?	?	++	++	-	-	?	?	++	++	~	/	~
LP36.13	40509	Wisbech Vehicle Exchange	~	+	~	~	+	-	++	+	++	-	++	++	++	++	++	++	~	~	?	?	+	-	~	+	~
LP36.14	40513	Site Of Old British Gas Depot	~	++	~	~	++	+	++	/	-	-	++	++	--	--	++	++	-	-	?	?	++	+	~	/	~
LP36.15	40530	134A Ramnoth Road	~	++	~	~	++	?	++	++	++	-	?	?	+	+	++	--	-	-	?	?	++	+	~	++	~
<b>LP37: Site allocations for non-residential development in Wisbech</b>																											
LP37.01	40002	South Wisbech (broad location for growth)	~	?	--	++	++	--	++	++	+	~	~	~	-	-	/	/	--	--	?	?	++	-	~	++	~
LP37.02	40004	Nene Waterfront and Port (broad location for growth)	~	++	--	~	++	-	++	++	+	--	++	++	--	--	++	++	--	--	?	?	++	--	~	++	~
LP37.03	40398	Plot 4 Land South West of 47 Algores Way	~	+	~	~	++	--	~	+	++	~	++	++	--	--	++	++	-	-	?	?	+	++	~	+	~
LP37.04	40402	Land South Of Foster Business Park, 79, Boleness Road	~	+	-	~	++	--	~	+	+	~	++	++	--	--	--	--	-	-	?	?	+	++	~	+	~
LP37.05	40415	H L Hutchinson Ltd, Weasenham Lane	~	++	-	~	++	--	~	++	++	~	++	++	--	--	++	++	-	-	?	?	++	++	~	++	~
LP37.06	40534	Land South East Of Burrall Plas Tec Limited Cromwell Road	~	-	/	~	++	-	~	-	++	~	?	?	--	--	--	--	-	-	?	?	-	++	~	-	~
LP37.07	40536	Land North East Of 25 Cromwell Road	~	-	/	~	++	-	~	-	++	~	?	?	--	--	++	++	-	-	?	?	-	++	~	-	~
LP37.08	40537	Storage Building At Dagless Limited Land North Of Brigstock Road	~	+	/	~	++	?	~	+	++	-	?	?	--	--	++	++	-	-	?	?	+	++	~	+	~
LP37.09	40538	11 Europa Way	~	+	-	~	++	?	~	+	++	~	?	?	--	--	++	++	-	-	?	?	+	++	~	+	~
<b>LP38: March Community Regeneration</b>																											
LP38.01	40262	Area behind high street shops directly south of the river in March	~	++	/	~	++	--	++	++	+	--	++	++	?	?	++	--	~	~	?	?	++	--	~	++	~
<b>LP39: Site Allocations for March</b>																											
LP38.01	40262	Area behind high street shops directly south of the river in March	~	++	/	~	++	--	++	++	+	--	++	++	?	?	++	--	~	~	?	?	++	--	~	++	~
LP39.01	40285	Land north of Knight's End Road and East of the A141	~	++	-	~	++	--	++	++	+	-	~	~	?	?	-	--	~	~	?	?	++	++	~	++	~
LP39.02	40252	Land north east of March	~	+	~	~	++	--	++	+	+	-	~	~	?	?	--	--	~	~	?	?	+	-	~	+	+
LP39.03/LP3 9.04	40382	Land south of Knight's End Road and West of Wimblington Road	~	+	/	~	+	--	++	++	++	-	~	~	?	?	--	--	~	~	?	?	+	++	~	++	+
LP39.05	40190	Land to the rear of number 81	~	++	/	~	+	--	++	++	++	-	~	~	?	?	-	--	~	~	?	?	++	++	~	++	~
LP39.06	40430	Westry Hall	~	-	-	~	++	~	++	-	++	-	-	-	?	?	--	--	-	-	?	?	-	++	~	-	+
LP39.07	40115	Land at Mill Hill	~	+	-	~	+	--	++	++	++	-	--	--	?	?	--	--	-	-	?	?	+	-	~	++	+
LP39.08	40126	Land east of Berryfield	~	-	~	~	+	--	++	-	++	-	--	--	-	-	--	--	~	~	?	?	-	++	~	-	+
LP39.09	40315	Hereward Hall	~	+	-	~	++	--	++	++	++	~	~	~	?	?	++	++	-	-	?	?	+	+	~	++	~
LP39.10	40446	Land west of 85 Wimblington Road	++	+	-	~	-	+	++	++	++	-	-	-	?	?	--	--	-	-	?	?	+	++	~	++	+
LP39.11	40434	Land fronting Elm Road and south and west of Highfield House	~	+	~	~	++	~	++	++	++	-	+	+	?	?	++	--	-	-	?	?	+	++	~	++	+

SA Framework																											
			1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2
SA Sub Objective → Policy ↓																											
LP39.12	40194	Land Southeast of 433 Wisbech Road	~	-	-	~	++	--	++	-	++	~	--	--	++	++	--	--	~	~	?	?	-	++	~	-	~
LP39.13	40316	Queen's Street Close Car Park	~	+	~	~	++	--	++	+	+	~	++	++	++	++	--	~	~	?	?	+	-	~	+	~	
LP39.14	40020	Land West of Old Council Depot	~	++	-	~	++	--	++	++	++	~	?	?	--	--	--	--	-	-	?	?	++	--	~	++	~
LP39.15	40031	Site Of Former Kingswood Park Residential Home	~	++	-	~	++	--	++	++	++	~	~	~	?	?	++	++	-	-	?	?	++	++	~	++	~
LP39.16	40036	Land East of Davern Workwear Ltd	~	++	-	~	++	--	++	++	++	~	?	?	?	?	++	++	-	-	?	?	++	++	~	++	~
LP39.17	40037	Davern Workwear Ltd	~	++	-	~	++	--	++	++	++	~	?	?	?	?	++	++	-	-	?	?	++	++	~	++	~
LP39.18	40041	Land East Of Berryfield	~	-	~	~	++	--	++	-	++	~	-	-	?	?	--	--	-	-	?	?	-	++	~	-	+
LP39.19	40043	Land Rear Of 36 High Street	~	++	~	~	-	--	++	++	++	--	~	~	?	?	++	--	-	-	?	?	++	-	~	++	~
LP39.20	40050	Former Highways Depot	~	+	-	~	++	--	++	+	++	~	~	~	?	?	++	++	-	-	?	?	+	--	~	+	~
LP39.21	40052	321 Wisbech Road	~	-	-	~	++	--	++	-	++	-	-	-	?	?	--	--	-	-	?	?	-	++	~	-	~
LP39.22	40073	Site Of Former Gas Distribution Centre	~	++	-	~	++	--	++	++	++	-	+	+	?	?	++	++	-	-	?	?	++	--	~	++	~
LP39.23	40077	Land North Of The Green And North Of 145-159 Wisbech Road	~	+	-	~	++	--	++	+	++	~	+	+	?	?	/	/	-	-	?	?	+	++	~	+	~
LP39.24	40082	Land North And West Of Elliott Lodge	~	+	-	~	++	--	++	+	++	~	++	++	?	?	++	/	-	-	?	?	+	-	~	+	~
LP39.25	40093	Land North West Of 12 Knights End Road	~	+	-	~	+	--	++	+	++	~	+	+	?	?	/	/	-	-	?	?	+	++	~	+	~
LP39.26	40105	Rear of 131-137 Upwell Road	~	+	~	~	++	--	++	++	++	~	-	-	++	++	/	/	~	~	?	?	+	++	~	++	~
LP39.27	40263	Land to the west of Hereward Hall	~	+	-	~	++	--	++	++	++	~	+	+	?	?	++	--	-	-	?	?	+	+	~	++	~
LP39.28	40264	Land to the east of Norwood Road	~	++	~	~	++	--	++	++	++	~	~	~	?	?	++	--	~	~	?	?	++	++	~	++	~
LP39.29	40511	Nelson House, 22 Norwood Road	~	+	~	~	++	~	++	+	++	-	++	++	++	++	++	++	-	-	?	?	+	++	~	+	+
LP39.30	40517	15 Station Road	~	++	~	~	-	~	++	/	-	-	++	++	?	?	++	++	-	-	?	?	++	-	~	/	+
LP39.31	40523	72 - 74 High Street	~	++	~	~	--	?	++	++	++	--	?	?	++	++	++	++	-	-	?	?	++	++	~	++	~
LP39.32	40524	W H Feltham And Son Cawood Close	~	+	/	~	++	?	++	+	++	-	?	?	+	+	++	++	-	-	?	?	+	--	~	+	~
LP39.33	40525	Land South West Of 1 To 23 Springfield Avenue	~	++	-	~	++	?	++	++	++	-	?	?	+	+	++	--	-	-	?	?	++	--	~	++	~
LP39.21	40052	321 Wisbech Road	~	-	-	~	++	--	++	-	++	-	-	-	?	?	--	--	-	-	?	?	-	++	~	-	~
LP39.22	40073	Site Of Former Gas Distribution Centre	~	++	-	~	++	--	++	++	++	-	+	+	?	?	++	++	-	-	?	?	++	--	~	++	~
LP39.23	40077	Land North Of The Green And North Of 145-159 Wisbech Road	~	+	-	~	++	--	++	+	++	~	+	+	?	?	/	/	-	-	?	?	+	++	~	+	~
LP39.24	40082	Land North And West Of Elliott Lodge	~	+	-	~	++	--	++	+	++	~	++	++	?	?	++	/	-	-	?	?	+	-	~	+	~
LP39.25	40093	Land North West Of 12 Knights End Road	~	+	-	~	+	--	++	+	++	~	+	+	?	?	/	/	-	-	?	?	+	++	~	+	~
LP39.26	40105	Rear of 131-137 Upwell Road	~	+	~	~	++	--	++	++	++	~	-	-	++	++	/	/	~	~	?	?	+	++	~	++	~
LP39.27	40263	Land to the west of Hereward Hall	~	+	-	~	++	--	++	++	++	~	+	+	?	?	++	--	-	-	?	?	+	+	~	++	~
LP39.28	40264	Land to the east of Norwood Road	~	++	~	~	++	--	++	++	++	~	~	~	?	?	++	--	~	~	?	?	++	++	~	++	~
LP39.29	40511	Nelson House, 22 Norwood Road	~	+	~	~	++	~	++	+	++	-	++	++	++	++	++	++	-	-	?	?	+	++	~	+	+
LP39.30	40517	15 Station Road	~	++	~	~	-	~	++	/	-	-	++	++	?	?	++	++	-	-	?	?	++	-	~	/	+
LP39.31	40523	72 - 74 High Street	~	++	~	~	--	?	++	++	++	--	?	?	++	++	++	++	-	-	?	?	++	++	~	++	~
LP39.32	40524	W H Feltham And Son Cawood Close	~	+	/	~	++	?	++	+	++	-	?	?	+	+	++	++	-	-	?	?	+	--	~	+	~
LP39.33	40525	Land South West Of 1 To 23 Springfield Avenue	~	++	-	~	++	?	++	++	++	-	?	?	+	+	++	--	-	-	?	?	++	--	~	++	~
<b>LP40: Site allocations for non-residential development in March</b>																											
LP40.01	40008	March Trading Estate (broad location for growth)	~	+	-	~	++	--	~	+	+	-	+	+	?	?	++	++	-	-	?	?	+	--	~	+	~
LP40.02	40351	Land to the north-west of the Mill Hill Roundabout	~	+	/	~	++	--	~	+	+	~	--	--	?	?	--	--	~	~	?	?	+	-	~	+	+
LP40.03	40286	Land North of Isle of Ely Way	~	+	-	~	++	--	~	+	+	~	--	--	-	-	--	--	~	~	?	?	+	-	~	+	+
LP40.04	40276	Land north of Mill Hill Garage	~	+	-	~	++	--	~	+	+	~	?	?	?	?	--	--	--	--	?	?	+	-	~	+	+
LP40.05	40290	Westry Retail Park	~	+	-	~	++	--	~	+	+	~	-	-	--	--	--	--	~	~	?	?	+	++	~	+	~
LP40.06	40386	Freedom Motorcycles, Mill View	~	++	~	~	++	--	~	++	++	--	~	~	++	++	++	++	-	-	?	?	++	-	~	++	~
LP40.07	40420	March Cold Stores Limited 20 - 24 Marwick Road	~	-	-	~	++	--	~	-	++	~	~	~	?	?	++	++	-	-	?	?	-	-	~	-	~
LP40.08	40535	Gaul Farm Industrial Units	~	-	~	~	++	-	~	-	+	-	?	?	--	--	++	++	-	-	?	?	-	++	~	-	~
LP40.09	40540	38 Whittlesey Road	~	+	-	~	++	?	~	+	++	~	?	?	--	--	++	++	-	-	?	?	+	++	~	+	~
LP40.10	40541	Coleseed Business Complex	~	--	-	~	++	--	~	--	+	~	?	?	--	--	++	++	-	-	?	?	--	++	~	--	~
<b>LP41: Land north of Knight's End Road and East of the A141</b>			+	+	+	~	+	+	+	+	+	+	?	+	~	+	-	~	~	+	~	~	+	~	~	~	~

SA Framework																												
SA Sub Objective → Policy ↓			1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2	
<b>LP42: Whittlesey - A Market Town fit for the Future</b>			~	+	~	~	~	+	~	+	~	+	~	~	~	~	~	~	~	~	~	~	?	~	~	?	~	
<b>LP43: Residential site allocations in Whittlesey</b>																												
LP43.01	40300	Land at Eastrea Road	~	+	/	~	++	-	++	/	-	~	?	?	?	?	--	--	-	-	?	?	+	++	~	/	+	
LP43.02	40335	Land rear of 98-112 Drybread Road	~	++	~	~	+	-	++	++	++	~	+	+	?	?	++	--	-	-	?	?	++	++	~	++	~	
LP43.03	40012	North and south of Eastrea Road (strategic allocation)	+	++	--	~	++	-	++	++	+	~	++	++	?	?	+	--	--	--	?	?	++	--	~	++	~	
LP43.04	40042	Land North Of Whittlesey East Of East Delph	~	++	--	~	++	-	++	++	++	~	+	+	?	?	++	--	--	--	?	?	++	--	~	++	~	
LP43.05	40526	158 Stonald Road	~	+	/	~	++	?	++	+	++	-	?	?	+	+	++	--	-	-	?	?	+	--	~	+	--	
LP43.06	40527	Land North And South Of Grosvenor House Grosvenor Road	~	++	~	~	++	?	++	++	++	--	?	?	+	+	++	/	-	-	?	?	++	++	~	++	~	
LP43.07	40528	Land West Of 36 Peterborough Road	~	+	/	~	+	?	++	+	++	-	?	?	+	+	++	--	-	-	?	?	+	--	~	+	~	
<b>LP44: Site allocations for non-residential development in Whittlesey</b>																												
LP44.01/LP4 4.02	40270	Land to the southwest of the proposed realignment of the A605 at Kings Dyke	~	-	/	~	++	-	~	-	+	~	~	~	--	--	+	--	-	-	?	?	-	++	~	-	--	
LP44.03	40417	Lattersey Field, Benwick Road	~	-	--	~	++	-	~	-	+	~	?	?	?	?	++	++	--	--	?	?	-	--	~	-	~	
LP44.04	40502	Vacant site, Kings Dyke	~	-	-	~	+	-	++	-	++	-	+	+	++	++	++	++	-	-	?	?	-	++	~	-	+	
LP44.05	40532	Land North East Of 1 Ashley Industrial Estate 241 Station Road	~	-	/	~	++	-	~	-	+	~	?	?	+	+	++	++	-	-	?	?	-	-	~	-	--	
<b>LP45: An aspirational community</b>																												
LP45	40454	First Furlong Drove	~	-	-	~	++	-	~	-	+	-	--	--	--	--	--	--	--	-	-	?	?	-	++	~	-	+
LP45	40456	Ireton's Way	~	--	-	~	++	-	~	--	-	-	--	--	--	--	--	--	--	-	-	?	?	--	++	~	--	+
LP45	40457	Fenton Way	~	-	-	~	++	-	~	-	+	-	--	--	--	--	--	--	--	-	-	?	?	-	++	~	-	~
LP45	40491	Land off New Road	~	--	~	~	++	-	~	--	++	-	--	--	--	--	--	--	--	-	-	?	?	--	++	~	--	+
<b>LP46: Residential site allocations in Chatteris</b>																												
LP46.01	40211	Land south of Salisbury House, Blackmill Road	~	+	-	~	++	-	++	/	-	-	--	--	?	?	/	/	~	~	?	?	+	--	~	/	~	
LP46.02	40326	Land East of 80 The Elms	~	++	/	~	++	-	++	++	++	-	~	~	?	?	-	--	-	-	?	?	++	++	~	++	~	
LP46.03	40447	Womb Farm	~	+	~	~	++	-	++	++	++	-	-	-	?	?	-	--	~	~	?	?	+	++	~	++	+	
LP46.04	40499	Land on the west side of 92 London Road	~	-	-	~	++	-	++	-	+	-	~	~	++	++	--	--	-	-	?	?	-	--	~	-	+	
LP46.05	40288	Land Westside of Fenland Way	~	++	-	~	++	-	++	++	+	-	-	-	--	--	--	--	-	-	?	?	++	--	~	++	~	
LP46.06	40325	Land rear of 2-8 Gibside	~	+	~	~	++	-	++	++	++	~	~	~	++	++	++	--	~	~	?	?	+	++	~	++	~	
LP46.07	40054	26 Bridge Street	~	++	~	~	++	-	++	++	++	-	+	+	++	++	++	++	-	-	?	?	++	+	~	++	~	
LP46.08	40057	Land West Of 15 Fairbairn Way	~	-	-	~	++	-	++	-	+	~	~	~	++	++	--	--	-	-	?	?	-	--	~	-	+	
LP46.09	40072	Land West And South Of 74 West Street	~	+	~	~	++	-	++	+	++	~	~	~	?	?	+	--	-	-	?	?	+	++	~	+	~	
LP46.10	40367	Womb Farm	~	++	-	~	++	-	++	++	+	-	?	?	?	?	-	--	-	-	?	?	++	++	~	++	~	
LP46.11	40384	Land South of Chatteris	~	++	-	~	++	-	++	/	-	--	-	-	?	?	--	--	~	~	?	?	++	+	~	/	--	
LP46.12	40505	22 London Road	~	++	~	~	++	-	++	++	++	--	+	+	++	++	++	++	-	-	?	?	++	++	~	++	+	
LP46.13	40519	Land east of 133 High Street	~	++	~	~	++	?	++	++	++	--	?	?	+	+	++	--	-	-	?	?	++	-	~	++	~	
<b>LP47: Employment allocations in Chatteris</b>																												
LP47.01	40497	Metalcraft Business Park	~	++	~	~	++	-	~	++	+	-	~	~	--	--	--	--	-	-	?	?	++	--	~	++	+	
LP47.02	40455	Honeysome Road	~	+	-	~	++	-	~	+	+	-	--	--	--	--	--	--	-	-	?	?	+	++	~	+	+	
LP47.03	40458	Fenton Way Mandleys	~	+	~	~	++	-	~	+	+	-	-	-	--	--	--	--	~	~	?	?	+	+	~	+	~	
LP47.04	40327	South Fens Enterprise Park	~	+	~	~	++	-	~	+	+	~	~	~	--	--	--	--	~	~	?	?	+	-	~	+	~	
LP47.05	40403	Eclipse Scientific Group	~	++	-	~	++	-	~	++	++	~	?	?	++	++	++	++	-	-	?	?	++	--	~	++	~	
LP47.06	40408	Land west of Fenton Way and East of Iretons Way	~	+	~	~	++	-	~	+	++	~	--	--	--	--	--	--	-	-	?	?	+	--	~	+	~	
LP47.07	40409	South West of Doddington Road	~	+	~	~	++	-	~	+	++	~	--	--	++	++	-	--	~	~	?	?	+	++	~	+	~	
LP47.08	40539	Unit West Of Jacks	~	++	~	~	++	?	~	++	++	-	?	?	+	+	++	++	-	-	?	?	++	-	~	++	~	
<b>LP48: Residential site allocations in Doddington</b>																												
LP48.01/LP4 8.05	40140	Land west of Turf Fen lane and south of Newgate St	~	+	/	~	-	+	+	+	+	-	-	-	?	?	--	--	-	-	?	?	+	++	~	+	~	
LP48.02	40426	Land south of Benwick Road	~	++	-	~	-	++	+	++	++	--	~	~	?	?	-	--	-	-	?	?	++	++	~	++	+	

SA Framework												SA Sub Objective →		Policy ↓		1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2
LP48.03	40427	Land south of Wimblington Road	~	+	-	++	++	++	+	++	++	-	-	-	?	?	--	--	-	-	?	?	+	+	~	++	+													
LP48.04	40235	Land north of Benwick Road	~	++	/	~	+	+	+	++	++	--	-	-	?	?	-	--	--	--	?	?	++	++	~	++	+													
LP48.06	40143	Land off Wood Street Ph3	~	++	/	~	+	+	+	++	++	--	~	~	?	?	-	--	--	--	?	?	++	++	~	++	+													
LP48.07	40444	28 Wimblington Road	~	+	-	~	++	++	+	++	++	-	-	-	?	?	--	--	-	-	?	?	+	++	~	++	+													
LP48.08	40173	Land off Wood St Ph2	~	++	-	~	+	+	+	++	++	-	~	~	++	++	-	--	--	--	?	?	++	++	~	++	+													
LP48.09	40079	Land North And East Of 1-3 Wimblington Road	~	+	-	~	++	+	+	+	++	~	-	-	?	?	-	--	-	-	?	?	+	++	~	+	+													
<b>LP49: Residential site allocations in Manea</b>																																								
LP49.01	40223	West Field	~	+	/	~	--	-	+	+	+	-	-	-	?	?	-	--	~	~	?	?	+	++	~	+	~													
LP49.02	40185	Land to rear of No.15 Westfield Road	~	+	-	~	--	-	+	++	++	-	~	~	?	?	-	--	-	-	?	?	+	++	~	++	~													
LP49.03	40038	Land North Of 28 - 30 High Street	~	++	-	~	--	-	+	++	++	~	++	++	?	?	--	--	-	-	?	?	++	++	~	++	~													
LP49.04	40048	Lavender Mill Bungalow	~	-	-	~	--	-	+	-	++	~	+	+	?	?	-	--	-	-	?	?	-	++	~	-	~													
LP49.05	40076	Land East Of 11 - 21 Park Road	~	++	-	~	--	-	+	++	++	~	?	?	++	++	--	--	-	-	?	?	++	++	~	++	~													
LP49.06	40522	18 Westfield Road	~	+	-	~	--	?	+	+	++	-	?	?	++	++	-	/	-	-	?	?	+	++	~	+	~													
<b>LP50: Residential site allocations in Wimblington</b>																																								
LP50.01	40278	Land east of March Road	~	+	-	~	++	++	+	+	+	~	--	--	?	?	-	--	-	-	?	?	+	++	~	+	+													
LP50.02	40152	Land north of King St	~	+	/	~	++	++	+	++	++	~	-	-	?	?	-	--	-	-	?	?	+	++	~	++	~													
LP50.03	40060	Land East Of 38 March Road	~	+	-	~	++	++	+	+	++	~	?	?	?	?	-	--	-	-	?	?	+	-	~	+	+													
LP50.04	40074	Land North Of 37 - 45 King Street	~	+	-	~	++	++	+	+	++	~	?	?	?	?	-	--	-	-	?	?	+	-	~	+	~													
LP50.05	40087	Land North Of 3A - 9 Bridge Lane	~	+	-	~	++	++	+	+	++	~	-	-	++	++	++	++	-	-	?	?	+	+	~	+	~													
LP50.06	40529	Land North Of Stoneleigh 22A Eaton Estate	~	+	-	~	++	?	+	+	++	-	?	?	+	+	-	--	-	-	?	?	+	++	~	+	--													
<b>LP51: Residential site allocations in Coates</b>																																								
LP51.01	40265	Land north of March Road	~	+	-	~	--	--	+	+	+	~	--	--	?	?	--	--	~	~	?	?	+	++	~	+	+													
LP51.02	40328	Land South of 104-178 March Road	~	+	/	~	--	--	+	+	+	~	-	-	?	?	--	--	-	-	?	?	+	++	~	+	+													
LP51.03	40198	Minuet Phase 2	~	+	-	~	--	--	+	+	+	~	--	--	?	?	--	--	~	~	?	?	+	+	~	+	+													
LP51.04	40070	Land South East Of 208 Coates Road	~	+	-	~	--	--	+	+	++	-	-	-	?	?	--	--	-	-	?	?	+	++	~	+	+													
<b>LP52: Employment allocations in Coates</b>																																								
LP52.01	40321	Land East of Ben Burgess	~	-	-	~	++	--	~	-	+	~	-	-	+	+	--	--	~	~	?	?	-	-	~	-	+													
<b>LP53: Residential site allocations in Elm</b>																																								
LP53.01	40306	Land at Greeves Farm	~	+	/	~	++	++	+	+	+	-	--	--	?	?	--	--	-	-	?	?	+	++	~	+	~													
LP53.01	40322	Land North of Begdale Road	~	+	-	~	+	++	+	/	-	--	--	--	?	?	--	--	~	~	?	?	+	++	~	/	~													
LP53.02	40053	33 And Land North Of 17-31	~	+	-	~	--	++	+	+	++	-	~	~	?	?	--	--	-	-	?	?	+	++	~	+	~													
LP53.03	40083	Land West Of Cedar Way Accessed From Grove Gardens	~	+	-	~	-	++	+	+	++	-	+	+	?	?	--	--	-	-	?	?	+	++	~	+	~													
<b>LP54: Residential site allocations in Friday Bridge</b>																																								
LP54.01	40319	Land East of Flint Way	~	+	~	~	--	-	+	++	++	-	-	-	?	?	--	--	~	~	?	?	+	++	~	++	~													
LP54.02	40305	Land at Rookery Farm	~	+	-	~	--	-	+	++	++	--	-	-	?	?	--	--	-	-	?	?	+	-	~	++	~													
LP54.03	40127	Well End	~	+	~	~	--	-	+	++	++	-	-	-	?	?	--	--	~	~	?	?	+	++	~	++	~													
<b>LP55: Residential site allocations in Gorefield</b>																																								
LP55.01	40104	Land at Gote Lane	~	+	-	~	+	++	+	++	++	-	-	-	?	?	--	--	~	~	?	?	+	++	~	++	~													
LP55.02	40514	Land North Of 3A-15	~	-	-	~	+	++	+	-	+	-	-	-	--	--	--	--	-	-	?	?	-	++	~	-	~													
LP55.03	40521	Dennicks Yard Back Road	~	+	-	~	++	?	+	+	++	-	?	?	--	--	++	++	-	-	?	?	+	++	~	+	~													
<b>LP56: Residential site allocations in Leverington</b>																																								
LP56.01	40133	Land east of Woodgate Road	~	+	-	~	-	-	+	+	+	-	-	-	?	?	--	--	~	~	?	?	+	++	~	+	~													
LP56.02	40373	Littlechild & Sons Ltd	~	+	--	~	++	-	+	+	+	-	--	--	?	?	/	/	~	~	?	?	+	++	~	+	~													
LP56.02	40498	Land to the east of the Roman Bank	~	+	--	~	+	-	+	+	+	-	--	--	-	-	--	--	--	--	?	?	+	++	~	+	~													
<b>LP57: Residential site allocations in Parson Drove</b>																																								
LP57.01	40451	Land south of Brewery Close and Ingham Hall Gardens	~	+	-	~	--	--	+	+	+	-	--	--	-	-	--	--	-	-	?	?	+	-	~	+	~													
LP57.02	40302	Land at Swanbridge Farm	~	+	-	~	--	--	+	++	++	-	-	-	?	?	--	--	~	~	?	?	+	++	~	++	~													
LP57.03	40504	Land east of The Silverings 114	~	+	-	~	--	--	+	+	++	-	-	-	--	--	--	--	-	-	?	?	+	++	~	+	~													

SA Framework																												
SA Sub Objective → Policy ↓			1.1	1.2	1.3	1.4	2.1	2.2	2.3	3.1	3.2	4.1	4.2	4.3	5.1	5.2	6.1	6.2	6.3	6.4	7.1	7.2	8.1	8.2	8.3	9.1	9.2	
<b>LP58: Residential site allocations in Wisbech St Mary</b>																												
LP58.01	40103	Trafford Farm	+	+	-	~	+	+	+	+	+	-	-	-	?	?	-	-	-	-	?	?	+	++	~	+	~	
LP58.02	40171	Land at Sunset, Station Road	~	+	-	~	-	+	+	+	+	~	-	-	++	++	-	-	-	-	?	?	+	++	~	+	~	
LP58.03	40424	Station Road next to Grantchester House	~	+	-	~	-	+	+	++	++	~	-	-	+	+	-	-	-	-	?	?	+	++	~	++	~	
LP58.04	40045	Land North Of Orchard House	~	+	-	~	-	+	+	+	++	~	~	~	?	?	-	-	-	-	?	?	+	++	~	+	~	
LP58.05	40518	Land north of The Barn, High Road	~	-	-	~	-	+	+	-	++	-	-	-	-	-	-	-	-	-	?	?	-	+	~	-	~	
LP58.06	40531	Land West Of Sunset Rooms Station Road	~	+	-	~	-	?	+	+	++	-	?	?	++	++	-	-	-	-	?	?	+	-	~	+	~	
<b>LP59: Residential site allocations in Christchurch</b>																												
LP59.01	40463	Land north west Syringa House	~	-	-	~	-	++	-	-	+	-	~	~	++	++	-	-	-	-	?	?	-	++	~	-	~	
LP59.02	40369	Land adjacent to the fern	~	-	-	~	-	++	-	-	++	-	-	-	-	-	-	-	~	~	?	?	-	++	~	-	~	
LP59.03	40028	Christchurch Memorial Hall	~	-	-	~	-	++	-	-	++	-	+	+	?	?	++	++	-	-	?	?	-	++	~	-	~	
<b>LP60: Residential site allocations in Eastrea</b>																												
LP60.01	40033	Land South Of Jones Lane	~	-	-	~	-	-	-	-	++	~	-	-	++	++	-	-	-	-	?	?	-	++	~	-	+	
<b>LP61: Residential site allocations in Guyhirn</b>																												
LP61.01	40147	Land at Gull Drive	~	-	-	~	-	+	-	-	+	~	-	-	?	?	-	-	-	-	?	?	-	++	~	-	~	
LP61.02	40303	Land at Selwyn Lodge Farm	~	-	-	~	-	+	-	-	++	~	-	-	+	+	-	-	-	-	?	?	-	++	~	-	~	
LP61.03	40207	Land to the rear of Neneside	~	-	-	~	-	+	-	-	++	~	?	?	?	?	-	-	~	~	?	?	-	-	~	-	~	
LP61.01	40147	Land at Gull Drive	~	-	-	~	-	+	-	-	+	~	-	-	?	?	-	-	-	-	?	?	-	++	~	-	~	
<b>LP62: Residential site allocations in Murrow</b>																												
LP62.01	40150	Front Road	~	-	-	~	-	+	-	-	++	~	~	~	++	++	-	-	~	~	?	?	-	++	~	-	~	
<b>LP63: Residential site allocations in Tydd St Giles</b>																												
LP63.01	40364	Hockland Road plot	~	-	-	~	-	-	-	-	+	~	-	-	-	-	-	-	-	-	?	?	-	+	~	-	~	
<b>LP64: Residential site allocations in Coldham</b>																												
LP64.01	40135	Land north of March Road	~	-	-	~	-	++	-	-	-	~	-	-	-	-	-	-	-	~	~	?	?	-	++	~	-	~
<b>LP65: Residential site allocations in Collett's Bridge</b>																												
LP65.01	40137	Collett's Bridge Lane	~	-	-	~	-	++	-	-	+	~	-	-	++	++	-	-	-	-	?	?	-	-	~	-	~	
<b>LP66: Residential site allocations in Newton</b>																												
LP66.01	40368	Land adjoining Parrock View	~	-	-	~	-	-	-	-	++	-	~	~	+	+	-	-	-	-	?	?	-	++	~	-	~	
<b>LP67: Employment allocations in Newton</b>																												
LP67.01	40533	Land South Of Newberry Roman Bank	~	-	/	~	++	-	~	-	+	~	?	?	++	++	++	++	-	-	?	?	-	++	~	-	~	
<b>LP68: Residential site allocations in Ring's End</b>																												
LP68.01	40241	6 March Road	~	-	/	~	-	++	-	-	++	-	?	?	+	+	-	-	-	-	?	?	-	++	~	-	~	
<b>LP69: Residential site allocations in Tholomas Drive</b>																												
LP69.01	40307	Land at Willock Farm	~	-	/	~	-	+	-	-	+	~	-	-	?	?	-	-	-	-	?	?	-	++	~	-	~	

## 7. Conclusion

- 7.1 The findings of the SA for the Draft Local Plan are summarised in Figures 7 and 8 above, with the full appraisal of each policy, along with corresponding reasonable alternatives found in the separate report **SA Summary of all Policies** and Appendix A. For sites see Appendix B and C
- 7.2 It should be noted that this SA report itself has not been used to select the proposed policies, rather, it satisfies the requirements of Government guidance on SA and the SEA Directive to identify the likely significant sustainability effects of implementing the Plan, and has assisted in the selection of the preferred policies.
- 7.3 In summary, the outcomes of the SA show that the preferred policies contained in the Local Plan will bring many significant positive benefits. Objectives which are supported by multiple policies scoring ++ in the appraisal process include:
- Improve access to services and facilities (1.2)
  - Enhance access to open space and wildlife (1.3)
  - Provide affordable homes that meet the needs of all (2.3)
  - Ensure that developments can be accessed by a variety of transport modes (3.2)
  - Create attractive and well designed places that maintain and enhance local distinctiveness (4.2)
  - Minimise impacts to biodiversity and designated sites (6.3)
  - Achieve net gains in biodiversity (6.4)
- 7.4 The main difficulty in carrying out the appraisal work has been the strategic nature of the Local Plan objectives and policies, and therefore the uncertainties surrounding their implementation and outcomes in practice. Implementation of some of the policies may be reliant on more detail in future policy documents or on decisions made through the Development Management process. The appraisal process has needed to concentrate on whether, in principle, the proposed policy is compatible with the SA objectives to avoid trying to consider every eventuality.

### Recommendations

- 7.5 As illustrated in Figure 7 and the full policy and alternative option appraisals at SA Summary of all Policies (See Appendix A), the preferred policies do not result in any significant negative impacts, except for policy LP2 (Part C). Therefore there are no recommend changes to the plan at this stage. Any potential negative effects can be mitigated. However, the policies will be reviewed following the public consultation.



## 8. Implementation and Monitoring

- 8.1 This section of the SA report sets out the monitoring framework for the Local Plan.
- 8.2 The Local Plan is still at an early stage of development and as it progresses, there is likely to be more certainty of the significant effects that should be monitored. Therefore, the monitoring indicators and targets will be updated at each stage of the process. The final measure required to monitor the effects of implementing the plan will be set out in the SA Adoption Statement.

### Implementation

- 8.3 All of the policies in this Local Plan will be implemented through the Council's development management activities. This includes pre-application advice and discussions, the making of decisions on planning applications and the operation of its compliance functions to ensure planning control is properly enforced.
- 8.4 All of those parties who are consulted by the Council on individual planning applications will also be able to use the policies in the Local Plan in formulating their own comments.
- 8.5 It is important to note that all planning applications received by the council are determined in the light of policies contained in the various documents that make up the Fenland Development Plan. This includes the Local Plan, the Cambridgeshire and Peterborough Minerals and Waste Development Plan, any Neighbourhood Plans and any Supplementary Planning Documents. Other factors that are considered to be material include the National Planning Policy Framework.
- 8.6 Merely satisfying the requirements of one specific policy in this Local Plan, even if it expresses a presumption in favour of a development which complies with that policy, is not in itself sufficient to secure planning permission. Development proposals will be assessed against all relevant policies in the Local Plan. Furthermore, nothing in this Local Plan, however expressed, alters the discretion of the Council to make a decision which may appear to be contrary to the Local Plan, having taken into account other material considerations.

### Monitoring

- 8.7 Preparation of a plan is not a 'one-off' activity; it is part of a process that involves keeping a check on how successful the Plan is in delivering what it sets out to do and making adjustments to that Plan if the checking process reveals that changes are needed. The purposes of monitoring are:
- to assess the extent to which policies in the Local Plan are being implemented
  - to identify policies that may need to be amended or replaced
  - to establish whether policies have had unintended consequences
  - to establish whether targets are being achieved
- 8.8 It is important to ensure that the scale of intended monitoring work is commensurate with the resources available to undertake it. It is neither necessary nor possible to monitor every aspect of every policy. The council will identify a number of monitoring indicators which are appropriate to this Plan at the proposed submission stage ensuring that there is no duplication of effort in respect of indicators that are more appropriately monitored elsewhere (for example, for the council's Local Transport Plan).
- 8.9 Monitoring outcomes will normally be reported on an annual basis for a year which begins on 1 April and ends on 31 March, unless data is not available for such a time period or the Secretary of State prescribes a different period. The key delivery vehicle for reporting the outcomes of monitoring the policies in the Local Plan will be the Fenland Authority Monitoring Report (AMR), which will usually be published by the end of each calendar year.