



St Neots  
Neighbourhood  
Plan  
Sustainability  
Assessment

Local Plans are required to undergo a Sustainability Appraisal, which typically incorporates the requirements of the Strategic Environmental Assessment Directive. Sustainability Appraisal is not required for Neighbourhood Plans and the St Neots Neighbourhood Plan will not result in significant environmental effects and so a Strategic Environmental Assessment is not required.

However, to help assess the potential impacts of different options and as a means of demonstrating that the Neighbourhood Plan contributes towards sustainable development a Sustainability Assessment has been carried out as part of the evidence base of the Neighbourhood Plan.

The Sustainability Assessment uses the relevant questions that are included in Appendix 2 of Huntingdonshire District's Draft Local Plan Draft Sustainability Appraisal Report. This helps to determine the impact each policy will have on sustainable development objectives and provides a degree of consistency with Sustainability Appraisal work carried out by Huntingdonshire District Council.

For each policy the different options considered are compared and a simple traffic light scoring system is used to show whether the option is likely to have a significant negative effect (red), minor negative effect (amber), a positive effect (green) or a neutral effect (white).

This Sustainability Assessment Report begins by highlighting the overall findings from the assessment and shows that the Neighbourhood Plan will result in positive economic, environmental and social effects. Following this the assessment table for each policy is set out, with a summary of the overall sustainability of each policy compared to an alternative.

## **Overall Sustainability Assessment of Neighbourhood Plan**

The table, below, highlights the cumulative effects of the Neighbourhood Plan on the assessment criteria.

It is unsurprising that no significant adverse impacts have been identified. The Neighbourhood Plan does not promote levels of growth in excess of that committed in the Huntingdonshire District Core Strategy. It provides the framework to ensure that new development in St Neots will result in positive impacts; economically, socially and environmentally. Some of the requirements set out in the Neighbourhood Plan are already required by Huntingdonshire District's planning policies, but more detail is added in the Neighbourhood Plan to clearly set out the Town Council's expectations.

The only minor negative effect identified is the effect of the vehicle parking standards policy on criterion: 4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it. Setting such a high standard for car parking may reduce the amount of open space delivered within a site as requiring more space for car parking will reduce space for other uses. However, the Town Council considers that levels of car parking is an important issue.

With the exception of the following two criteria the Neighbourhood Plan will result in positive effects on all of the 21 criteria: 2. Protect water resources (both quality and quantity) and 14. Ensure all groups in society have access to decent, appropriate and affordable accommodation. The Neighbourhood Plan does not have to cover all issues and the issues of water resources and affordable accommodation are very much related to new residential development. As previously stated the Neighbourhood Plan does not allocate land for development.

The most positive effects have been identified for the following three criteria: 19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy; 6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements; and 17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources. Supporting the local economy, protecting townscape and landscape character, and the provision of community services all form part of the vision of the Neighbourhood Plan and it is comforting to note that the Neighbourhood Plan will result in multiple positive effects.



Vehicle parking																					
Car parks																					
Major road improvements																					
Local green space																					
Open space																					
River setting																					
Flooding																					
Economic development																					
Protection of employment land																					
Eastern expansion employment allocation																					
Training facilities																					
Town Centre																					
Utilizing historic buildings																					
Service provision																					

## Assessment of each Neighbourhood Plan Policy

This section includes the assessment table for each of the Neighbourhood Plan policies and alternative(s).

### Aesthetics

#### **Public realm**

Assessment question	Alternative 1: Development to contribute towards public realm improvements & pedestrianization of High Street, redevelopment of Market Square & traffic calming measures supported	Alternative 2: Development to contribute towards public realm improvements & allocation of Market Square for redevelopment to include pedestrianization of High Street & traffic calming measures
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	Option involves development of previously developed land	Option involves development of previously developed land
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Redevelopment of Market Square could include provision of a new area of green open space.	Redevelopment of Market Square could include provision of a new area of green open space
5. Protect, maintain and enhance biodiversity and habitats	Redevelopment of Market Square could include provision of a new area of green open space. Public realm improvements could include measures to enhance biodiversity.	Redevelopment of Market Square could include provision of a new area of green open space. Public realm improvements could include measures to enhance biodiversity.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Market Square is a heritage asset and redevelopment would enhance it.	Market Square is a heritage asset and redevelopment would enhance it. This option would be more beneficial as it involves an allocation, which provides greater certainty.
8. Reduce emissions of greenhouse gases and improve energy	No impact	No impact

efficiency		
9. Improve air quality	Pedestrianization of the High Street & traffic calming measures will reduce cars in the Town Centre and thus improve air quality.	Pedestrianization of the High Street & traffic calming measures will reduce cars in the Town Centre and thus improve air quality.
10. Avoid unnecessary light, noise and visual pollution	Pedestrianization of the High Street & traffic calming measures will reduce cars in the Town Centre and reduce light and noise pollution. Public realm improvements will result in a more visually pleasing environment.	Pedestrianization of the High Street & traffic calming measures will reduce cars in the Town Centre and reduce light and noise pollution. Public realm improvements will result in a more visually pleasing environment.
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	An improved public realm can reduce actual crime and fear of crime by creating a more pleasing and active street.	An improved public realm can reduce actual crime and fear of crime by creating a more pleasing and active street.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact

19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	An improved public realm will improve the vitality and viability of the Town Centre. A study by CABI has shown that rents in London increase by 4.9% if the public realm is attractive.	An improved public realm will improve the vitality and viability of the Town Centre. A study by CABI has shown that rents in London increase by 4.9% if the public realm is attractive.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Pedestrianization of the High Street and traffic calming measures may result in more people walking, cycling or catching the bus into the Town Centre by reducing the dominance of the car.	Pedestrianization of the High Street and traffic calming measures may result in more people walking, cycling or catching the bus into the Town Centre by reducing the dominance of the car.
Conclusion	Both options will deliver public realm improvements, which will promote social cohesion, reduce fear of crime, promote sustainable travel and reduce pollution. These options are very similar, the difference is that option 2 allocates Market Square for redevelopment. Whilst option 2 appears to be more certain and so is shown as more positive than option 1, the delivery of this option is uncertain. Option 1 should therefore be included in the Plan. It has the potential to result in the same positive impacts, however there are no issues regarding deliverability as under this option proposals for redevelopment and pedestrianizing are supported rather than forming firm allocations.	

#### Gateway into St Neots

Assessment question	Alternative 1: Requirement for soft landscaping on the approach into St Neots to create a more pleasing interface between town & country	Alternative 2: No plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact

4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	A green gateway into St Neots will provide opportunities for habitat enhancement.	No impact, based on experience if there is no policy requirement a green gateway is unlikely to be delivered.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	A green gateway into St Neots will help to maintain landscape character by providing a soft edge to the town.	Based on experience if there is no policy requirement a green gateway is unlikely to be delivered and development will fail to blend in with the landscape, creating a harsh urban edge to St Neots.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	A green edge to St Neots will help to reduce light pollution.	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable	No impact	No impact

accommodation		
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and proactively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	The requirement for green gateways into St Neots will help to protect landscape character and create a more pleasing interface between town and country. Green gateways will also provide new habitats and reduce light pollution. Without a policy requiring green gateways it is highly unlikely that they will be delivered. The lack of a green gateway will mean that development will fail to blend in with the landscape, creating a harsh edge to St Neots. Owing to the	

	positive impacts this option would bring, compared to the negative impact of the alternative, this option should be included in the Plan.
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**Design**

Assessment question	Alternative 1: Policy requiring good design that reflects local distinctiveness. Policy to include encouragement for proposals to discuss design issues with Town Council.	Alternative 2: Policy requiring good design that reflects local distinctiveness.
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Good design will protect and enhance the sense of place. The Town Council has an excellent understanding of the town and how it developed and proposals are more likely to reflect local distinctiveness under this option, which encourages developers to discuss design issues with the Town Council.	Good design will protect and enhance the sense of place.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Good design will protect and enhance heritage assets and their settings. This policy will be particularly important for non-designated assets as designated assets are protected through other policies and legislation.	Good design will protect and enhance heritage assets and their settings. This policy will be particularly important for non-designated assets as designated assets are protected through other policies and legislation.
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact

9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	The requirement for design to consider space for recycling facilities from the outset will promote recycling by ensuring that residents of new dwellings have good access to storage for recycling facilities.	The requirement for design to consider space for recycling facilities from the outset will promote recycling by ensuring that residents of new dwellings have good access to storage for recycling facilities.
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Good design will help to reduce actual and fear of crime through the provision of high quality environments that include measures to design out crime.	Good design will help to reduce actual and fear of crime through the provision of high quality environments that include measures to design out crime.
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic	No impact	No impact

growth by improving the efficiency, competitiveness, vitality and viability of the local economy		
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	These options are very similar and will result in many positive effects. Good design will protect and enhance the sense of place, reduce fear of and actual crime, promote recycling and create high quality environments. Option 1 will result in a more positive impact and should be included in the Plan as it encourages developers to discuss design issues with the Town Council. The Town Council has an excellent understanding of the town and how it developed and proposals are more likely to reflect local distinctiveness.	

#### Buffer strips

Assessment question	Alternative 1: Require buffer strips for developments > 50 dwellings	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Whilst buffer strips are intended to protect landscape character for very large sites they provide opportunities for recreation.	No impact

5. Protect, maintain and enhance biodiversity and habitats	Buffer strips provide opportunities for wildlife on the edge of major development sites.	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Buffer strips soften the edges of development and help to maintain landscape character.	Without buffer strips development on the edge of the town will fail to maintain landscape character by creating a harsh urban edge to St Neots.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	Buffer strips help to reduce light, noise and visual pollution by providing a screen between development and the landscape/ townscape beyond.	Without buffer strips development is likely to cause visual, light and noise pollution and encroach into the countryside.
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact

17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Buffer strips have multiple benefits, including protecting landscape character, providing habitats and reducing light, noise and visual pollution. Option 1 which requires buffer strips will result in many positive benefits. Option 2 is the no plan option and so based on past experience within the town buffer strips are very unlikely to be delivered. The failure to provide buffer strips will not only fail to achieve the benefits of option 1 but will also result in adverse effects on landscape character and pollution. For these reasons option 1 should be included in the Plan.	

### **Entertainment and Leisure**

#### **Outdoor theatre**

Assessment question	Alternative 1: Support proposals for an outdoor theatre in Riverside Park and	Alternative 2: no plan
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	support other leisure & recreation activities	
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	This option may lead to improvements to the quality of publicly accessible open space.	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact

12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	This option will support the delivery of an outdoor theatre, which will improve accessibility to a cultural activity.	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	The community said as part of the NP survey that they wanted more events to bring the community together and this option, which will support an outdoor theatre, will achieve this.	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact

21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Option 1 supports an outdoor theatre in Riverside Park. If this is delivered then it will increase the cultural offer in the town and help to promote social cohesion by providing more events that bring the community together. Option 2 will have no impacts and so option 1 should be included in the Plan as it will result in positive effects.	

### Bandstand

Assessment question	Alternative 1: Support proposals for a bandstand in Regatta Meadow	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	This option may lead to improvements to the quality of publicly accessible open space.	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact

8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	This option will support the delivery of a bandstand, which will improve accessibility to a cultural activity.	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	The community said as part of the NP survey that they wanted more events to bring the community together and this option, which will support a bandstand, will achieve this.	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact

19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Option 1 supports a bandstand in Regatta Meadow. If this is delivered then it will increase the cultural offer in the town and help to promote social cohesion by providing more events that bring the community together. Option 2 will have no impacts and so option 1 should be included in the Plan as it will result in positive effects.	

### Swimming pool

Assessment question	Alternative 1	Alternative 2
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure	No impact	No impact

network and links to it		
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	The return of the outdoor swimming pool will help to promote healthy lifestyles.	No impact
13. Promote accessibility of cultural and social activities	The return of the outdoor swimming pool will provide residents with better access to social activities.	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of	No impact	No impact

crime		
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Supporting the return of the outdoor swimming pool will improve the quality and range of social and community facilities. Recognising that enabling development could come forward to support the delivery of the swimming pool makes it more likely that it will be delivered. However, care will need to be taken in terms of the effects enabling development would have.	Whilst the swimming pool could be delivered under the no plan option. Without reference to the role that enabling development could play it is likely that enabling development will not be supported and thus affect the delivery of the swimming pool.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Supporting the return of the outdoor swimming pool will improve the quality and range of social and community facilities. Recognising that enabling development could come forward to support the delivery of the swimming pool makes it more likely that it will be delivered. However, care will need to be taken in terms of the effects enabling development would have. Whilst the swimming pool could be delivered under the no plan option without reference to the role that enabling development could play it is likely that enabling development will not be supported and thus affect the delivery of the swimming pool. For this reason option 1 should be included in the Plan.	

## Parking and Traffic

### **Sustainable Travel**

Assessment question	Alternative 1: Policy requiring development to contribute towards sustainable transport linkages.	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	The promotion of sustainable travel will reduce the number of car journeys and thus reduce greenhouse gas emissions.	Under the no plan option sustainable travel will be promoted as it is required by HDCs policies.
9. Improve air quality	The promotion of sustainable travel will reduce the number of car journeys and thus improve air quality.	Under the no plan option sustainable travel will be promoted as it is required by HDCs policies.
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact

11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	The promotion of sustainable travel and requirement for developments to consider sustainable connections will lead to the creation of built environments that encourage and support physical activity.	Under the no plan option sustainable travel will be promoted as it is required by HDCs policies. Option 1 will result in more positive impacts however, as it recognises the need to consider connections to existing sustainable travel links.
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	Making sustainable travel a realistic option around St Neots will help to redress inequalities by providing those without a car with good access to jobs and community services around the town.	No impact, as this option does not recognise the potential for linkages beyond the site.
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local	No impact	No impact

economy		
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	This option will promote sustainable travel and requires developments to consider sustainable connections. This option requires every development of >10 dwellings or >1000m2 to provide a Travel Plan highlighting sustainable travel options. This will mean that even relatively small scale development has considered how sustainable transport could be promoted within the site.	Under the no plan option sustainable travel will be promoted as it is required by HDCs policies. However, it is only likely to be considered for development of > 60 dwellings.
Conclusion	Option 1 will promote sustainable travel and requires developments to consider sustainable connections. Sustainable travel will promote healthy lifestyles and reduce greenhouse gas emissions and pollution. This option requires every development of >10 dwellings or >1000m2 to provide a Travel Plan highlighting sustainable travel options. This will mean that even relatively small scale development has considered how sustainable transport could be promoted within the site. It will not be appropriate for every development to contribute to sustainable travel improvements; however it is important that it is considered as part of the design process. Making sustainable travel a realistic option around St Neots will help to redress inequalities by providing those without a car with good access to jobs and community services around the town. Under the no plan option sustainable travel will be promoted as it is required by HDCs policies. However, it is only likely to be considered for development of > 60 dwellings and connections to existing sustainable travel links may not be considered. As option 1 ensures that all major development considers sustainable transport links it should be included in the Plan.	

#### Vehicle parking standards

Assessment question	Alternative 1: Require a minimum of 1 parking space per bedroom	Alternative 2: Require a minimum of 2 parking spaces per dwelling	Alternative 3: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact	No impact

4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	Setting such a high standard for car parking may reduce the amount of open space delivered within a site as requiring more space for car parking will reduce space for other uses.	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Providing increased levels of car parking to what has been provided in recent years will improve townscape character by reducing the amount of cars parked on street, which creates a cluttered local environment.	Providing increased levels of car parking to what has been provided in recent years will improve townscape character by reducing the amount of cars parked on street, which creates a cluttered local environment.	Under this option new development will continue to deliver minimal provision of car parking spaces leading to cars parked on the road.
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact	No impact
9. Improve air quality	No impact	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact	No impact

14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact	No impact
15. Redress inequalities	No impact	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact	No impact
Conclusion	Current levels of parking provision for recently built dwellings is too low and has led to problems including a cluttered local environment. Option 3 would continue		

	the current approach, which the Town Council believe is not acceptable. Options 1 and 2 would have more positive impacts on townscape character as they will result in minimum car parking standards. Option 1 will result in the highest level of parking provision, however this level is high and could result in restrictions to other uses within a site as developers will have to make more land available for car parking.
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**Car Parks**

Assessment question	Alternative 1: Safeguard car parks & support the delivery of a multi-storey car park. Support improvements to car parks, including CCTV.	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact

10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	Encouraging improvements to car parks, including the installation of CCTV will reduce crime and anti-social behaviour.	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality	Safeguarding car parks within the Town Centre and encouraging their improvement and a new multi-storey will help to promote the vitality and viability of the Town Centre by ensuring that people are not deterred from	The lack of a policy safeguarding car parks could lead to pressure for development to alternative more profitable uses. The loss of car parking would adversely affect the vitality of the Town Centre by deterring shoppers and

and viability of the local economy	visiting due to lack of car parking. The NPPF recognises that local authorities should improve the quality of parking in Town Centres to support their vitality (paragraph 40).	visitors.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	This option supports a new multi-storey car park. The community has identified that parking in the Town Centre is a problem due to lack of spaces and cost. The delivery of a new car park, which could occur under this option, will promote necessary infrastructure improvements.	No impact
Conclusion	Safeguarding car parks within the Town Centre and encouraging their improvement in addition to a new multi-storey car park will help to promote the vitality and viability of the Town Centre by ensuring that people are not deterred from visiting due to lack of car parking. The community has identified that parking in the Town Centre is a problem due to lack of spaces and cost. The delivery of a new car park, which could occur under option 1, will promote necessary infrastructure improvements. The lack of a policy safeguarding car parks could lead to pressure for development to alternative more profitable uses. Owing to this potential negative impact and the positive impacts option 1 could bring option 1 should be included in the Plan.	

#### Major road improvements

Assessment question	Alternative 1: Explore road improvement projects with County Council	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and	No impact	No impact

promote the strategic green infrastructure network and links to it		
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	The projects to be explored may reduce greenhouse gas emissions.	No impact
9. Improve air quality	The projects to be explored may improve air quality.	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent	No impact	No impact

crime, anti-social behaviour and the fear of crime		
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	Under this option the Town Council will work with its partners to explore projects to improve transport infrastructure within the town.	No impact
Conclusion	Under option 1 the Town Council will work with its partners to explore projects to improve transport infrastructure within the town. This may not occur under option 2 and so option 1 should be included in the Plan. Likely effects are minimal as the policy merely states the intention to explore options for road improvements; no allocations are made.	

## **Parks**

### **Local Green Space**

Assessment question	Alternative 1: Designate Priory Park, Riverside Park, Regatta Meadow,	Alternative 2: no plan
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	Sudbury Meadow & Barford Road Pocket Park as Local Green Spaces	
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	This option will promote better links into the parks for people and wildlife.	No impact
5. Protect, maintain and enhance biodiversity and habitats	This option will promote better links into the parks for people and wildlife.	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	The designation of these parks as Local Green Spaces will protect them from alternative development proposals. These parks are very important areas of open space and their protection will contribute to townscape character and sense of place.	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	These parks are important heritage assets, with many having historic links to the towns development.	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact

12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	This option will promote better links into the parks for people and wildlife.	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training	No impact	No impact

opportunities		
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	These parks are very important to the community and provide excellent access to both recreation and tranquility within the town. The designation of these parks as Local Green Spaces will protect them from inappropriate development for existing and future generations. Whilst it is likely that the parks will continue to be protected from inappropriate development under the no plan option there is more certainty under option 1 and so this option should be included in the Plan.	

### Open Space

Assessment question	Alternative 1: Protect open space & require new open space as part of development	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	This option will result in the delivery of increased areas of open space and the protection of existing open space.	Open space will be protected and new open space created through HDCs planning policies.
5. Protect, maintain and enhance biodiversity and habitats	Open space provides a habitat for wildlife.	Open space will be protected and new open space created through HDCs planning policies.
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Open spaces contribute to townscape character and sense of place.	Open space will be protected and new open space created through HDCs planning policies.
7. Protect, maintain and	No impact	No impact

enhance heritage assets, whether they are designated or not		
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	Open space promotes healthy lifestyles by providing opportunities for recreation.	Open space will be protected and new open space created through HDCs planning policies.
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Open spaces provide an important social role. Requiring development to locate open space centrally increases its accessibility and makes it more likely to be used.	Open space will be protected and new open space created through HDCs planning policies. However, it may not be located within the centre of the site making it inaccessible to some residents.
18. Improve access to satisfying work,	No impact	No impact

appropriate to skills, potential and place of residence		
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Open spaces promote healthy lifestyles, encourage social interaction, enhance biodiversity and create attractive environments. Under both options open spaces will be protected and enhanced. Under the no plan option this will be through HDCs planning policies. However, option 1 recognises the need for open space to be accessible to all residents and sets out the amount of allotments that will be required for the Eastern expansion. This option will have a more positive impact and should therefore be included in the Plan.	

### River Setting

Assessment question	Alternative 1: Promote the setting of the riverfront and encourage uses that will provide an active frontage. Improve connections for people & wildlife & improve the visual line from the Town Centre to the river.	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise	No impact	No impact

all forms of flood risk (taking into account climate change)		
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	The river forms part of St Neot's open spaces and measures to promote the setting of the river will improve the quality of open space.	No impact
5. Protect, maintain and enhance biodiversity and habitats	This option requires proposals along the river to consider improving connections for wildlife.	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	The river is an important landscape feature and promoting the river setting will enhance the quality of the townscape and sense of place.	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	This option supports the redevelopment of the Old Falcon, which is a listed building. Proposals will be required to ensure that the frontage reflects the listed building status.	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	This option seeks to improve connections to the river front and supports community events along the river front.	No impact
14. Ensure all groups in	No impact	No impact

society have access to decent, appropriate and affordable accommodation		
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	This option seeks to improve connections to the river front and supports community events along the river front.	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Promoting the river setting will improve the vitality and viability of the local environment by creating a new leisure area within the town. A range of leisure and food/drink uses will be promoted, which will add value to the local economy and provide new jobs.	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Option 1, which promotes the river setting, will result in many positive impacts. Promoting the river setting will improve the vitality and viability of the local environment by creating a new leisure area within the town. A range of leisure and	

	food/drink uses will be promoted, which will add value to the local economy and provide new jobs. Better connections will be made, which will increase accessibility, better connections for wildlife will be encouraged and townscape character will be enhanced. Option 2 will fail to promote the river setting and so option 1 should be included in the Plan.
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### Flooding

Assessment question	Alternative 1: Development should not increase the risk of flooding & should include measures to reduce flood risk.	Alternative 2: No development within areas of medium or high flood risk
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	Some flood risk areas may be previously developed
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	This option is consistent with the NPPF & will ensure that development is directed to areas at low risk of flooding and takes every opportunity to reduce the risk of flooding.	This option will reduce the risk of flooding by ensuring that no areas of flood risk are developed. However, the redevelopment of land within flood risk areas does provide opportunities for flood risk mitigation.
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact

10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local	No impact	No impact

economy		
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Option 1 is consistent with the NPPF & will ensure that development is directed to areas at low risk of flooding and takes every opportunity to reduce the risk of flooding. Option 2 will reduce the risk of flooding by ensuring that no areas of flood risk are developed. However, the redevelopment of land within flood risk areas does provide opportunities for flood risk mitigation. As option 1 is more flexible and consistent with the NPPF it should be included in the Plan.	

### **Rejuvenation and Development**

#### **Economic Development**

Assessment question	Alternative 1: Support economic development proposals & environmental enhancements at Station Rd Industrial Area	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact

5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	Supporting environmental enhancement measures will enhance townscape character.	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact

17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	The positive support for economic development proposals will help the town's economy grow and prosper and signals to developers that St Neots supports economic growth. Enhancing the poor environment of existing employment areas helps to ensure that employment sites are fit for business.	Whilst economic development proposals can still come forward under the no plan option this option fails to recognise the support and encouragement the Town Council give to employment development.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	The positive support for economic development proposals will help the town's economy grow and prosper and signals to developers that St Neots supports economic growth. Enhancing the poor environment of existing employment areas helps to ensure that employment sites are fit for business and enhances townscape character. Whilst economic development proposals can still come forward under the no plan option this option fails to recognise the support and encouragement the Town Council give to employment development. For this reason option 1 should be included in the Plan.	

#### Protection of employment land

Assessment question	Alternative 1: Protect existing and allocated employment land	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development	No impact	No impact

on previously developed land or land with the lowest agricultural value		
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and	No impact	No impact

improving access to facilities		
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Retaining existing employment sites within the town will ensure that residents have good access to job opportunities.	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Protecting existing and allocated employment sites will maintain the local economy by ensuring that sufficient sites are available to enable some residents to work within the town.	Failing to protect employment sites could result in their loss to more profitable land uses. There are already issues over the balance between homes and jobs within St Neots and the loss of employment land would exacerbate these issues.
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and	No impact	No impact

sustainable modes of transport (walking, cycling, and public transport)		
Conclusion	Protecting existing and allocated employment sites will maintain the local economy by ensuring that sufficient sites are available to enable some residents to work within the town. Failing to protect employment sites could result in their loss to more profitable land uses. There are already issues over the balance between homes and jobs within St Neots and the loss of employment land would exacerbate these issues. Owing to the positive effects option 1 would bring and negative effects of option 2 option 1 should be included in the Plan.	

#### Eastern expansion employment allocation

Assessment question	Alternative 1: Support high quality employment, business start ups and creative industries	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of	No impact	No impact

greenhouse gases and improve energy efficiency		
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-	Supporting a range of uses, including	No impact

actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	uses that are not widespread throughout the town, will help the economy to grow and prosper.	
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Supporting a range of uses, including uses that are not widespread throughout the town, will help the economy to grow and prosper. Option 1 should therefore be included in the Plan.	

#### Training facilities

Assessment question	Alternative 1: Support training facilities & encourage links between employers & training providers	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact

5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact

17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	This option will help to align local skills with employer requirements by seeking to create links between employers and training facilities.	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Supporting the development of new training facilities and encouraging better links between employers and local businesses will help to support the local economy.	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	This option will help to align local skills with employer requirements by seeking to create links between employers and training facilities.	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Supporting the development of new training facilities and encouraging better links between employers and local businesses will help to support the local economy. The local skills base will be improved by seeking to align training with employer requirements. The no plan option will have no impact and so option 1 should be included in the Plan.	

### **Shops and Services**

#### **Town Centre**

Assessment question	Alternative 1: Support Town Centre expansion, new town centre uses and retention of market sites.	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development	No impact	No impact

on previously developed land or land with the lowest agricultural value		
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and	No impact	No impact

improving access to facilities		
13. Promote accessibility of cultural and social activities	Promoting new town centre uses, which include cultural and community uses, will promote accessibility to these uses.	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Promoting new town centre uses, which includes community uses, will promote accessibility to community services.	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	Retaining and promoting new town centre uses will help to retain jobs within the Town Centre, which is accessible to residents throughout the town.	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	This option positively and pro-actively encourages economic development within the Town Centre. Expanding the Town Centre will actively encourage further retail uses to locate in St Neots.	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and	Retaining and promoting new town centre uses will help to retain jobs within the Town Centre, which will reduce the need to travel.	No impact

sustainable modes of transport (walking, cycling, and public transport)		
Conclusion	Option 1 positively and pro-actively encourages economic development within the Town Centre. Promoting new town centre uses, which includes cultural and community uses, will promote accessibility to these uses. Retaining and promoting new town centre uses will help to retain jobs within the Town Centre, which is accessible to residents throughout the town and will reduce the need to travel. Under the no plan option town centre uses can still come forward, however this option is not pro-active and so option 1 should be included in the Plan.	

### Utilizing historic buildings

Assessment question	Alternative 1: support the re-use of historic buildings for town centre uses	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	The re-use of historic buildings helps to maximise the development of previously developed land.	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it	No impact	No impact
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	Encouraging the re-use of historic buildings will help to maintain and enhance historic assets. Care will need to be taken to ensure that the re-use for town centre uses will not adversely affect the historic features of the building.	Under the no plan option historic buildings can still be re-used for town centre uses.

8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	No impact	No impact
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	No impact	No impact
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact

19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	Supporting the utilization of historic buildings for town centre uses is a pro-active measure to encourage economic growth.	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	No impact	No impact
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Supporting the utilization of historic buildings for town centre uses is a pro-active measure to encourage economic growth. Encouraging the re-use of historic buildings will help to maintain and enhance historic assets. Care will need to be taken to ensure that the re-use for town centre uses will not adversely affect the historic features of the building. Under the no plan option historic buildings can be re-used for town centre uses. However, offering clear support to this through option 1 is a pro-active measure to help boost the economy and so option 1 should be included in the Plan.	

#### Service Provision

Assessment question	Alternative 1: require proposals to make provision for schools, GP surgeries and dentists	Alternative 2: no plan
1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value	No impact	No impact
2. Protect water resources (both quality and quantity)	No impact	No impact
3. Manage and minimise all forms of flood risk (taking into account climate change)	No impact	No impact
4. Improve the quantity and quality of publicly	No impact	No impact

accessible open and natural green space and promote the strategic green infrastructure network and links to it		
5. Protect, maintain and enhance biodiversity and habitats	No impact	No impact
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	No impact	No impact
7. Protect, maintain and enhance heritage assets, whether they are designated or not	No impact	No impact
8. Reduce emissions of greenhouse gases and improve energy efficiency	No impact	No impact
9. Improve air quality	No impact	No impact
10. Avoid unnecessary light, noise and visual pollution	No impact	No impact
11. Reduce waste production and increase reuse, recycling and composting	No impact	No impact
12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities	No impact	No impact
13. Promote accessibility of cultural and social activities	No impact	No impact
14. Ensure all groups in society have access to decent, appropriate and affordable accommodation	No impact	No impact
15. Redress inequalities	The provision of schools, GPs and	No impact

	dentist surgeries will help to redress inequalities by ensuring that the entire population of St Neots has access to education and medical services.	
16. Reduce and prevent crime, anti-social behaviour and the fear of crime	No impact	No impact
17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources	Requiring the provision of schools, GPs and dentist surgeries will improve the quality, range and accessibility of social services.	Whilst these uses are likely to be delivered under the no plan option option 1 provides more certainty.
18. Improve access to satisfying work, appropriate to skills, potential and place of residence	No impact	No impact
19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy	No impact	No impact
20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities	Requiring the provision of school places will help to ensure that the educational needs of the growing population are served locally.	Whilst school places are likely to be delivered under the no plan option option 1 provides more certainty.
21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)	No impact	No impact
Conclusion	Requiring the provision of schools, GPs and dentist surgeries will improve the quality, range and accessibility of social services. It will help to redress social equality by ensuring that all residents have good access to these services. Whilst these services are likely to be delivered under the no plan option option 1 provides more certainty and so should be included in the Plan.	