



# **CAMBRIDGE EAST AREA ACTION PLAN**

## **FINAL ENVIRONMENTAL / SUSTAINABILITY REPORT**

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## 1. SUMMARY AND OUTCOMES

### 1.1 Non-technical summary

#### **Introduction**

Sustainable Development aims to balance the needs of society and the economy against the impacts of growth in housing, new shops, offices and associated infrastructure on the surrounding environment, both natural and man-made. Plans prepared by Local Planning Authorities must undergo a combined process of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) to ensure that they support the government's sustainability objectives – which are economic, environmental and social – are reflected in the policies they contain.

This document is a non-technical summary providing an overview of the approach to and conclusions of the combined SA / SEA of the Cambridge East Area Action Plan (AAP) prepared jointly by South Cambridgeshire District Council and Cambridge City Council.

#### **Legislative Context**

The SA was undertaken in compliance with Regulation 19 of the Planning and Compulsory Purchase Act (2004), which requires that an appraisal of the sustainability of the plan and its findings are documented in a report. SA is required for all AAPs and other documents, which comprise the new Local Development Framework (LDF).

UK law requires that component documents in the LDF must also undergo Strategic Environmental Assessment (SEA), which is very similar to SA. A combined SA / SEA of this AAP has been undertaken based on the guidance issued by the Office of the Deputy Prime Minister. Plan development and SA / SEA have occurred during a transitional period when the new Planning Act and SEA Regulations have become part of UK law, and which has seen guidance on the assessment process revised. The approach to assessment has been compliant with the guidance available at the time. Where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

SA / SEA has occurred in parallel with the preparation of the AAP, so that sustainability considerations are identified at an early stage and reflected in its content. This document summarises the process and results of assessment to provide the transparency that is an essential requirement of SA / SEA.

#### **Preparatory Steps in the SA / SEA**

The initial stage of SA / SEA, which involves collecting a base of evidence to determine current environmental, economic and social conditions in a District, and to identify any problems or key issues which must be addressed. For

South Cambridgeshire, this was undertaken between Autumn 2003 and Summer 2004. It was undertaken by South Cambridgeshire District Council in partnership with Cambridgeshire County Council and the other Local Planning Authorities in the county. The material work was adapted to provide specific information about conditions in the District, and the key issues it faces, and documented in a separate Scoping Report as required by SA / SEA guidance. For Cambridge City Council, this was undertaken in Winter 2004. These Reports were presented for consultation by the nominated environmental bodies (the Countryside Agency, Environment Agency; English Heritage and English Nature), and to a broad range of public bodies and private sector stakeholders, and provide a base of information, evidence, and an SA / SEA assessment framework for the Area Action Plan.

The initial research reviewed more than 80 documents ranging from the EU Directive on conserving key natural habitats, national and regional planning guidance and strategies, to the Cambridgeshire Structure Plan and a range of District plans and strategies on housing needs, economic development, community safety, etc. This review identified a number of pre-requisites (including targets) which policies in the documents comprising the LDF must reflect in the light of local circumstances. A second programme of research was undertaken to assemble a baseline dataset which quantifies local conditions on 40 parameters, including river water quality, air quality, loss of high quality agricultural land, the area and condition of important wildlife habitats, housing completion rate and the achievement of energy efficiency ratings in new dwellings, levels and patterns of commuting and travel to school, availability of shops and other amenities in the District's villages, unemployment levels, educational achievement rates, etc. Data on conditions in adjacent local authority areas, in the East of England, or nationally, was used to determine whether environmental, economic and social conditions in the District were favourable, average or typical of the surrounding region, or unsatisfactory and in need of specific corrective policy.

From the initial evidence a set of key issues was identified which are to be addressed by all the policies in the LDF. These are grouped under seven headings shown below, together with examples of some of the key issues identified.

<i>Land and water resources</i>	Loss of agricultural land; the effect of new development on water consumption and resources
<i>Biodiversity</i>	Deterioration of important and characteristic vegetation features (eg. hedgerows); the need to protect nationally important wildlife assets.
<i>Landscape, townscape &amp; archaeology</i>	Protecting the character and setting of Cambridge, communities within the District, and its wider landscape; development design and materials that conform to local traditions; and the need to protect open space.
<i>Climate change and pollution</i>	High levels of car usage due to separation of homes and jobs; the constraints imposed by flood risk especially in the north of the District; and the need for effective energy conservation.

<i>Healthy communities</i>	Need to encourage healthier lifestyles and travel choices; the effect of the growing retired community, and their concerns about crime.
<i>Inclusive communities</i>	Increasing disparity between house prices and incomes which affect the public sector in particular; the need to retain a basic range of amenity in rural communities; the need to provide good access to all services for the whole population; and the need to cater to the needs of the travelling community.
<i>Economic activity</i>	Need to balance employment growth in the sub-region's key strengths with a range of opportunities across all skill levels and sectors; need to encourage appropriate farm diversification to prevent rural stagnation; and to maintain services in spite of the local dominance of Cambridge.

An SA Framework was prepared by South Cambridgeshire District Council, based on these issues. It comprises a set of 22 objectives which will result in environmental, economic and social protection and / or improvement, and which address the issues listed above. These objectives formed the structure for the Initial Sustainability Appraisal of the Preferred Options Report. A small number of components of the SA Framework have been subsequently adjusted so that they are consistent with the SA Framework developed by Cambridge City Council. These changes were refinements of the structure and did not result in any significant changes to the Initial Sustainability Appraisal results. The revised objectives and decision making criteria were used for the draft Sustainability Report which assesses the draft Area Action Plan policies.

### **Initial Sustainability Appraisal: Assessing the Options**

In parallel with work on the Scoping Report, the Councils completed preparation of a combined Preferred Options Report defining policy options for developing a new urban quarter at the eastern edge of Cambridge in June 2004. Guidance on the SA / SEA process requires the consideration of policy alternatives, possibly based on development scenarios. This approach is applicable to developing overarching Regional Spatial Strategies, however it is constrained at the local planning level. For this AAP policy options were constrained by government planning policy and mandated targets on use of brownfield land, housing density, etc., and also by policies and strategic objectives in the adopted Cambridgeshire Structure Plan which both Councils are obliged to enact locally. This situation was reflected in the Preferred Options Report for the Cambridge East AAP, which presented 95 policy options of which 25 were alternatives to a preferred option.

Scott Wilson undertook an Initial Sustainability Appraisal (ISA) of the options in June 2004, the results of which were then published for public participation in October / November 2004.

The results of the ISA were clearly positive with very limited evidence of adverse impacts against individual SA objectives throughout the assessment. The principal recurring negative impacts concerned the effect of new development on demand for energy, mineral aggregates and water, and on waste generation. These are absolute impacts which are an inevitable consequence of new development in the District to meet housing and economic growth targets required by the adopted County Structure Plan. The ISA also identified a substantial number of issues such as air quality deterioration, noise (especially during construction), effect on transport patterns, visual impact on adjacent suburbs, etc. where there were potentially significant impacts. However the Preferred Options Report combined a range of policy options which set out the vision for the site, its broad layout and structure, with a substantial number of policy options that will influence the design and address these potential problems through for example: considerate construction practices to minimise impacts during development; a sustainable drainage system to limit flood risk and maintain the rate of water draining off the site into surface watercourses; and extensive landscaping around the edges of the development to limit its impact on Cherry Hinton, Fen Ditton, Teversham and the eastern suburbs of Cambridge.

The ISA proposed a number of changes to policy option wording, largely to improve the effectiveness of mitigation measures, and 11 of these were accepted by the Councils and taken forward into the options which were then presented for an initial consultation.

### **Assessing the Impact of the Plan: Initial Re-Assessment**

As a result of the representations received during this consultation, the Councils decided which of the Preferred Options to pursue and any amendments to the approach, distilling the large number of options into 39 policies in a draft AAP for pre-submission public participation. Although these revisions incorporated the original options, sometimes in the supporting text explaining each broad option, it was considered necessary to re-assess the new policies to ensure they were subject to thorough appraisal.

Scott Wilson undertook this re-appraisal of emerging policies, and the assessment of potential plan impacts, together with proposals on mitigation and monitoring plan effects in April 2005.

The results of this appraisal reflected those at the ISA stage. The assessment is clearly positive with absolute impacts on water, energy and waste being the only major problems identified. Notwithstanding this, the draft AAP includes balancing policies encouraging energy and water conservation, recycling of construction wastes, and incorporation of waste recycling facilities into new development.

### **Assessing the Impact of the Plan: Assessing Significance**

It was not possible to assess the significance of plan impacts in the full manner envisaged by SA / SEA guidance, or in the way this task is approached in the Environmental Impact Assessment (EIA) of development proposals. Recently issued government guidance states that significance

assessment should be appropriate to scope, the stage reached in the decision-making process, and whether it would be appropriate to assess impacts elsewhere. In some cases this would occur through the subsequent EIA of this development at the planning application stage. With many aspects of the layout and design of the site still to be clarified, and no firm detail about timing of development of its different parts, it is not possible to assess visual and other impacts at the AAP stage. Also, Scott Wilson considers it is not the role of SA / SEA to duplicate an EIA that will be undertaken in response to a development proposal as this will be based on more detailed information at a later stage in the planning process. The assessments presented in the report can, however, assist the Councils in determining whether EIA will be needed, and identify the impacts which will need to be assessed in detail.

Such constraints are identified in the Draft Sustainability Report together with recommendations of how they should be addressed. Typically these involve early surveys of the site (eg. for archaeological remains, to identify whether protected species inhabit the site) so that any conclusions can be incorporated into the Master Plan for the site, which has yet to be prepared.

Assessment has therefore focused on the extent to which each policy meets the requirements of each objective in the SA Framework, using this as a proxy to assess the likelihood that the AAP will have significant impacts in due course.

### **Assessing the effectiveness of the plan**

In the absence of well-defined quantifiable significant impacts it was necessary to evaluate how well the draft plan policies were meeting the objectives in the SA Framework. The points below summarise the assessment in each case; some of the objective descriptions (italicised) are paraphrased.

- *Minimise irreversible loss of agricultural land*: Clearly a sustainable solution, with the development taking small amounts of open land north of Newmarket Road and north of Cherry Hinton, but otherwise using industrial land and the site of the airport once it is relocated.
- *Reduce use of non-renewable resources*. One of the principal adverse impacts which will be cumulative over time and which is inevitable given the requirement to create an urban quarter to contribute to Structure Plan housing targets. Cambridge East creates incremental growth alongside the existing housing stock, and the size of the development implies it is a potentially significant impact.
- *Conserve water resources*. As above, impacts are negative and cumulative, inevitable given the need for growth, but probably incremental alongside existing demand. The impact is mitigated by an ambitious target to reduce average water consumption by 25% compared to the current stock.
- *Avoid damage to designated sites*. The Plan contains generic policies to prevent development that will harm designated sites. These include two Sites of Special Scientific Interest (SSSIs) which lie just downstream on the ditches draining the north and east of the site.

- *Maintain and enhance habitats and species.* The objective is also supported by generic protection policies. The most significant impact is the loss of a large area of open space at the airfield site which supports locally characteristic species, and a new habitat will need to be created nearby to compensate for its loss. The green corridor running through the southern half of the site reflects the Plan's recognition of the role of new landscaping features in support of biodiversity.
- *Improve access to wildlife sites.* Achieved primarily through new landscaping features such as the green corridor and the country park proposed north of Teversham, and by infrastructure policy creating links to these features from the built part of the new quarter.
- *Avoid damage to heritage assets.* There are archaeological remains straddling Newmarket Road which will require further survey and preservation in situ if necessary. The airport contains heritage assets associated with the sites military and aviation use which the Plan proposes to survey, retaining the important and valued facilities for inclusion in the new urban area.
- *Maintain landscape and townscape.* There are comprehensive measures which are clearly sustainable, with interior landscaping within the urban quarter, and strategic landscaping at its edges, particularly to limit its impact on adjacent suburban areas and villages. The green corridor perpetuates an existing feature, linking central Cambridge green space with the countryside.
- *Create good spaces and places.* The Plan requires a high quality design to accommodate green space, communal facilities, etc., within a development based on a high density of housing. Its impact will be easier to assess once there are more details of the layout of the development.
- *Reduce emissions and development impacts.* One of the strengths of the Plan, with infrastructure for pedestrian, cycle and public transport links throughout the urban quarter, and proposals for improved links into the city centre, all of which support sustainable transport and will encourage residents to commute by non-car modes. The site places substantial housing growth close to employment in the urban quarter and in northern and central Cambridge, reducing commuting distances. Against this, development will occur over a sustained period with impacts on the surrounding suburbs of Cambridge, and Teversham village. The Plan policies aim to prevent adverse temporary and long-term impacts.
- *Waste reduction and improved recycling.* Another absolute impact which is only partly mitigated by the requirement to include recycling facilities, which will be coordinated with the County Council.
- *Reduce vulnerability to climate change.* Addressed in part through policies requiring basic energy conservation in design and the installation of technology such as solar panels in a proportion of all new development. There is a very small area of moderate to low risk from flooding in relation to a drainage ditch on the east side of the site, and this will need to be managed as part of the site drainage system which must also ensure there is no damage to the nearby SSSIs (see above).

- *Human health.* Any plan impacts depend largely on changes in human behaviour which it cannot enforce. The principal beneficial impacts are delivered through sustainable transport and design policies which increase or improve cycling and pedestrian infrastructure, while improving access between home, work, shops, etc., and better availability of public transport. They are supported by policies to improve the quality of recreational and other open space within and around the development, and by providing easier non-car based access.
- *Reduce crime and fear of it.* Design policies encourage better lighting, overlooked play areas, secure cycle parking, etc., reflecting the fact that the AAP has limited means to address this objective. Provision of good community facilities and the indirect long-term benefits of a cohesive community may help to create an environment where residents feel secure.
- *Improve public open space.* A clearly sustainable approach is adopted with provision within the settlement based on established guidelines, and the provision of open space which provides links through the urban quarter to adjacent open land, including the green corridor and a new country park. Although much of the airfield will be redeveloped as an urban quarter it will contain open areas and these other features will result in a net increase in public space.
- *Quality, range & accessibility of services.* The Plan balances the need to create a self-sustaining community with a good range of social/communal, educational, retail and leisure facilities within easy reach of new homes, with the need to support rather than compete with the city centre. Supporting a new development of at least 10,000 homes means that the range of services and other infrastructure will be substantial, and the Plan envisages that it will function as a District Centre, servicing local residents, and attracting those from adjacent suburbs and villages.
- *Redress inequalities.* Inequalities are addressed indirectly, with improved access to benefit the less mobile, and housing policy the tackles current supply problems.
- *Access to appropriate, affordable housing.* The Plan is clearly sustainable, consistent with policies of both Councils, and offers a significant benefit in providing an opportunity to add at least 5000 affordable new homes within the Cambridge sub-region. This growth will be important to redress imbalances in the current housing market, and to ensure suitably priced housing is available for key public sector workers who will be a vital part of the new communal infrastructure.
- *Increased community involvement.* Addressed indirectly by policies on provision of community facilities and by other policies helping to foster social infrastructure and cohesion.
- *Access to appropriate work.* The development will deliver employment within the new urban area for up to a quarter of its residents which will help provide for local employment needs whilst still helping to redress the imbalance between jobs and homes close to Cambridge. It balances the need to build on the sub-region's R&D and high-tech strengths, offering a site close to other clusters of such employment, with the need for employment in retail, services and other sectors which require a broad range of skills and disciplines. The site's location and planned transport links (including those to the science / business parks on the north side of the city and Addenbrooke's Hospital to the south) mean it is located conveniently close to a wide range of employment.

- *Appropriate infrastructure investment.* Infrastructure investment is addressed extensively by a set of the policies. The Plan makes provision for funding some ancillary infrastructure by requiring a financial contribution from the developer(s).
- *Improve the local economy.* The Cambridge East development has the capacity to deliver a significant boost to the economy by providing substantial increases in housing and employment both to meet current needs and support growth of the sub-regional economy in the future.

### **Assessing cumulative, synergistic and secondary impacts**

Cumulative effects occur where two insignificant impacts combine to form a significant impact. Therefore it is not possible to identify such effects at this stage in the development of the AAP because virtually all the policies have no spatial expression at present. However several policies can work together to achieve what may be more accurate to call a 'collective impact' and several positive (synergistic) and negative (cumulative) examples were identified.

#### Positive / Synergistic

- Green Belt and other protective measures on landscape quality (though this is primarily a conservation effect rather than enhancement).
- Effect of good design and spatial policy linking services and ways of accessing them will improve the feel of new development over time.
- Strong links between the settlement design, the mixture and location of land uses, and the linking of these facets by various means of access to encourage sustainable commuting, healthier recreation, and to limit the impact of the new town on its surroundings.

#### Negative / Cumulative

- The one clear negative impact is the effect of development on water and energy supply, and on waste. Design policies will stunt this impact by requiring conservation measures but this represents a cumulative net impact on the supply of these resources.
- The extensive range of control policies gives a feel of a restrictive level of control even if this is warranted by development pressure and key local issues such as housing supply imbalance.
- The potentially large area of the site, coupled with its location mean that drainage is an important issue. The site for the urban quarter does not lie in a floodplain, however potential drainage and flood impacts will need further review once there is more information about the layout of the site, the drainage infrastructure, and how this will be integrated with existing, natural watercourses.

It should also be stressed that the extensive range of mitigating measures contained in the AAP reduces the scope for cumulative adverse impacts.

## **Assessing the Impact of the Plan: Mitigating Impacts & Monitoring**

Here too the extent of mitigation measures already in the AAP limits the scope for the SA / SEA to propose further extensive changes. Mitigation proposals are offered for almost half of the policies. Many of these proposals require further investigation or monitoring to better understand the likely impacts of the development once an initial Master Plan showing the layout of the main land uses, transport links, etc., has been prepared, and once the timing of building the different parts of the urban quarter can be interpreted in terms of its effect on construction activities at different points and on the surrounding villages and roads. These mitigation requirements would be delivered either through these forthcoming planning activities, or through the Environmental Impact Assessment of the development.

A small number of additional mitigation proposals suggest minor changes to clarify the scope or measures of a particular policy.

An initial, outline monitoring plan based on 44 indicators is proposed. It is based largely on the baseline parameters in the Councils' Monitoring Strategies. However this is a proposal only as responsibility for monitoring rests with the Councils, and there will be savings in time and cost of combining these proposals with the annual monitoring of the AAP which the Councils are obliged to undertake. This plan will need to be supplemented by a comprehensive monitoring programme during the construction of Cambridge East to ensure that the extensive mitigation policies incorporated in the current AAP are effective in preventing impacts on those occupying the site, on the suburbs to the west and south as well as Teversham, and on the wildlife inhabiting the site and the countryside to the north and east.

## **Conclusion and next steps**

The assessment concludes that the AAP has a strong fit with sustainability requirements, not only in its overarching policies, but also in an interlocking set of development control and broad design policies, which anticipate the likely impacts of new land use and require measures to limit their adverse impact.

The draft Report on the SA / SEA is now presented for public consultation and comment in parallel with that on the pre-submission draft AAP. The Report will be revised at the end of participation, reflecting any significant changes that are required as a result of representations received and will accompany the draft AAP for submission to the Secretary of State. A final Report will be published with the adopted AAP.

### **1.2 Statement on the difference the process has made**

This SA / SEA has contributed to plan development by providing an independent assessment of the sustainability of the Councils' proposed policies at an intermediate stage, when options were available for some areas of policy. In all but one instance the assessment concurred with the Councils' preferred option, however the assessment identified a number of textual modifications which were taken forward to clarify the focus of certain policies.

However the development of plan options is constrained by government planning guidance, and by policies in the adopted Cambridgeshire Structure Plan, South Cambridgeshire District Plan and Cambridge City Local Plan. This situation limited the opportunity to assess a broad range of policy alternatives at the Initial Sustainability Appraisal stage.

Changes to the Preferred Options after initial consultation necessitated a re-assessment of all policies to ensure their sustainability implications were fully addressed in the light of potential changes.

Assessment of policy impacts has been constrained by the nature of the proposals in the plan. Apart from site-specific allocations of land for the development of the new urban quarter as a whole and within that for the first phase of development, policies have no clear spatial expression, with the exception of the urban park and country park. The assessment can therefore only outline the nature of their impact and their likely significance.

The assessment has therefore provided an initial check on the sustainability of plan policies as envisaged by government guidance. Plan assessment identifies likely impacts, which will require further investigation in response to planning applications.

### **1.3 How to comment on the report**

This Report will be made available by South Cambridgeshire District Council and Cambridge City Council in parallel with the Submission Area Action Plan for Cambridge East. The timetable, process and contact point(s) for responding to both documents will be advised separately by the Councils.

## 2. BACKGROUND

### 2.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

Sustainability Appraisal (SA) is a requirement under Regulation 19 of the *Planning and Compulsory Purchase Act* (2004) for the Local Development Documents that comprise a Local Development Framework (LDF).

*The purpose of SA is “to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. [It is] an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.” (ODPM, 2004)*

The SA Report is a key output of the process and should reflect and support the draft plan on which formal public consultation is to be carried out. This report has been prepared in support of the Cambridge East Area Action Plan (AAP) for this purpose, to demonstrate that sustainability considerations have been incorporated into the development of the AAP from an early stage, and to provide a formal statement and audit trail of the assessment.

### 2.2 Plan objectives and outline of contents

The Cambridge East AAP is being prepared jointly by Cambridge City Council and South Cambridgeshire District Council as the development of a new urban quarter will occupy land either side of the City boundary.

*The part of the AAP within Cambridge is formally a component of the Cambridge LDF. It supports the broader strategic vision for the City (stated in the Council's Redeposit Draft Local Plan), which is of "a compact, dynamic City with a thriving historic core surrounded by attractive and accessible green spaces. It will continue to develop as a centre of excellence and world leader in the fields of higher education and research, and it will foster the dynamism, prosperity and further expansion of the knowledge-based economy. It will also grow in importance as a Regional and Sub-regional centre for a wide range of services. The Local Plan for Cambridge seeks to guide and facilitate growth in a sensitive and sustainable manner, ensuring that the high environmental quality of the City is protected and enhanced and that future developments offer a full range of opportunities to all its citizens".*

*The part of the AAP within South Cambridgeshire is formally a component of the South Cambridgeshire LDF. It supports the broader strategic vision for the District (stated in the Council's Core Strategy DPD), which is that it will “contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving its rich built and natural heritage and distinctive character. The District will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge, much of which will be kept permanently open, those parts closer to Cambridge being protected by a Green Belt. The District will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region and will continue to develop as part of the home of*

*the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside”.*

The Cambridge East AAP is split roughly into two parts, the former defining the broad extent, structure and design proposed for the development; the latter detailing specific aspects of policy which are consistent with the overall design and which deal with specific requirements to ensure the development will be sustainable during construction and once it is established. The development straddles the boundary between the District and the City and therefore will be coordinated by the respective council planning duties.

Policies are presented under 16 headings:

- Vision & Development Principles
- The Site & Its Setting
- Mitigating Impacts
- District & Local Centres
- Housing
- Employment
- Community Facilities, etc.
- Transport
- Landscape
- Biodiversity
- Archaeology & Heritage
- Recreation
- Drainage & Water Conservation
- Telecommunications
- Sustainability Exemplars
- Delivering Cambridge East

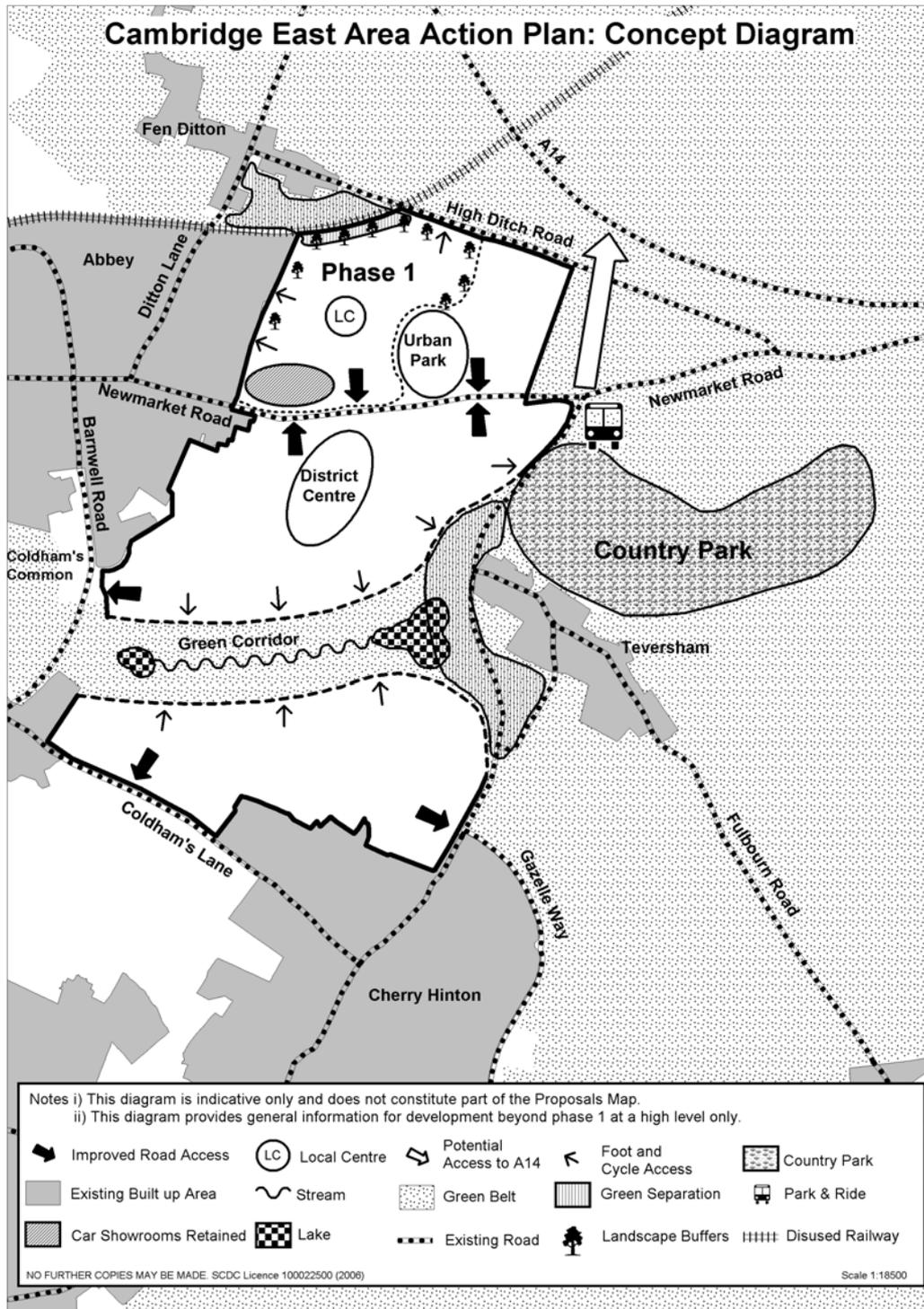
Figure 1 shows the current conceptual design of the settlement, the main elements of which are:

- A development of approximately 10,000 to 12,000 houses in total, with Phase 1 of development being for 1,500 to 2,000. Development will continue beyond 2016;
- The site largely occupies brownfield land comprising the current site of Cambridge Airport, bounded by Fen Ditton, Cherry Hinton and Teversham;
- There will be a clearly-defined urban quarter, with a number of service centres creating and defining local neighbourhoods within the rest of the development;
- Housing will be laid out so that it is within 400m to 600m of employment, services and public transport access;
- Provision of between 4000 and 5000 new local jobs (target once the development is fully realised);
- A modest amount of employment land (primarily, but not exclusively B1 use class) within the town centre and at the northern end;
- A substantial green corridor in the southern part of the site, linking Coldham’s Common to open land forming green separation around the west end of Teversham and linking to a newly created country park;
- Green Separation between the urban quarter and the villages of Fen Ditton and Teversham;

- Green fingers will penetrate into the settlement to provide recreational areas as well as routes for movement of wildlife;
- Sustainable commuting will be encouraged by providing employment equivalent to 20% of local residents once the development is complete, and by creating a network of public transport routes, footpaths and cycle ways that enable movement within the quarter, and which link to corresponding networks in the city to the west and adjacent rural areas. A key policy provides for High Quality Public Transport links that will require substantial route and junction improvements in the city;
- Appropriate access to other roads (including the A14) will be required but will be carefully managed to limit the impact on traffic flows, and other mitigating measures will be introduced to limit its impact on neighbouring Cambridge suburbs and Teversham.

Further detail of the initial design, layout, etc. of the settlement is provided in the AAP.

Figure 1: Concept diagram of Cambridge East (source: South Cambridgeshire District Council and Cambridge City Council, 2006)



### 2.3 Compliance with the SEA Directive/Regulations

In summer 2001, the European Union legislated for Strategic Environmental Assessment with the adoption of Directive 2001/42/EC on the *Assessment of the Effects of Certain Plans and Programmes on the Environment* (the 'SEA Directive'). Article 13 of the Directive states that SEA must be undertaken for a range of UK plans and programmes whose preparation began after 21<sup>st</sup> July 2004, or whose formal adoption is not complete by 21<sup>st</sup> July 2006.

An Environmental Report on these environmental effects is a requirement of the Directive but this report can be incorporated into other reports required for similar purposes. This report is referred to as the Final Sustainability Report, but it also meets the requirements of the Environmental Report as defined by the Directive and corresponding UK Regulations.

Annex 1 of the SEA Directive identifies the information to be provided in the Environmental Report as required by Article 5(1) of the Directive. The location of the corresponding material in this Report is summarised in Table 1 below.

### 2.4 Compliance with guidance on undertaking Sustainability Appraisal

Appraisal began in the period preceding the passage of the Planning and Compulsory Purchase Act in late Spring 2004 and continued into early 2005. Over this period, government guidance on undertaking SA that also meets the requirement of the SEA Directive evolved and the appraisal was undertaken according to the terms of the guidance in force at the time of each task<sup>1</sup>.

- Consultation draft guidance issued in October 2003 was used for tasks up to consultation in October and November 2004 on the Preferred Options Report and publication of the Initial Sustainability Appraisal Report<sup>2</sup>.
- Consultation draft guidance issued in September 2004 was used for the remaining stages of the process<sup>3</sup>.

However, where changes in guidance have occurred, consideration has been given to whether this would have resulted in a material change to the earlier stage of assessment and whether any further work is needed to ensure compliance with regulations. This has been included within this document as necessary.

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<sup>2</sup> ODPM, Creating Local Development Frameworks, October 2003, consultation draft.

<sup>3</sup> ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, September 2004, consultation draft.

**Table 1: Locating report contents that comply with requirements of the SEA Directive**

Requirement of SEA Directive	Location in this report
Contents and main objectives of plans and programmes that may affect the plan (DPD)	Provided in the Scoping Reports. Table 5 in section 4.1 lists the documents reviewed
Relevant aspects of the current state of the environment and its likely evolution without the implementation of the plan (DPD)	Appendix 1 of this report
The environmental characteristics of the areas likely to be significantly affected	Most plan policies have no spatial expression. Relevant characteristics are identified in detailed assessments of site specific allocations and which are provided in a separate document
Any existing environmental problems (issues) in particular those relating to areas designated under the Habitats and Birds Directives	The principal issues are summarised in section 4.4
The environmental protection objectives which are relevant to the plan or programme, and the way those objectives have been taken into account in its preparation	Identified during the context review and collection of the baseline, and reflected in the plan issues and objectives (see sections 4.4 and 4.5)
The likely significant effects on the environment (and economic and social impacts)	See section 6.1; detailed assessments are provided in a separate document
The measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environment	Summarised in Appendix 5; more detailed discussion accompanies the detailed assessments in the separate document
An outline of the reasons for selecting the alternatives dealt with ...	Summarised in sections 5.1 and 5.2, and in Table 8
... and a description of how the assessment was undertaken, any problems, etc.	See sections 3, 6.3 and 6.4
A description of the measures envisaged concerning monitoring	Summarised in Appendix 4
A non-technical summary of the above	See section 1 of this report

Actions taken to respond to changes to the AAP as a result of public consultation are summarised in Section 8.

## 2.5 Explanation of reporting requirements

Interpretation of the current guidance suggests that the Final Sustainability Report (and/or its SEA equivalent, the Environmental Report) should provide a comprehensive statement summarising the entire analysis, including those

stages that have been described in preceding Reports. In practice this suggests the Final Sustainability Report could become an extremely large document. In order to keep this report to a manageable size it has been considered necessary to cross-refer to other reports detailing earlier stages of the analysis, rather than incorporating large amounts of duplicate text into this one.

Therefore this report should be read in conjunction with the Scoping Reports prepared by South Cambridgeshire District Council in the first half of 2004 and that prepared by Cambridge City Council, which was completed in Winter 2004. Also, Section 5 summarises the initial development of strategic options and we refer to the results of the earlier assessments which were published in the Initial Sustainability Appraisal, and the corresponding detailed assessments which were published on the Council's websites.

### 3. APPRAISAL METHODOLOGY

#### 3.1 Approach to the Sustainability Appraisal

The Initial and Final Sustainability Appraisals were based on a common approach which assessed the potential impact or contribution of each policy or policy option to achieving the 22 objectives in the SA Framework (see section 4.4).

##### *Assessing the nature of the plan impacts*

The nature, impact and potential significance of the impacts were assessed using a standard scoping approach which is summarised in Table 2.

**Table 2: Appraisal scoring symbols.**

Symbol	Likely effect against the SA Objective
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	1. Policy has no impact 2. Effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

Two difficulties were encountered in the assessments:

- Absolute and relative impacts.** The majority of the adverse or negative impacts are in absolute terms and reflect the tension between a planning system that presumes in favour of development, and nationally or internationally mandated policies to safeguard landscape, protect habitats, and reduce consumption of non-renewable natural resources. The AAP defines proposals for major development within the District and City over the period 2006-2021, most of which reflects the requirements of government housing policy and policies in the adopted Cambridgeshire Structure Plan. The development will have a negative impact in absolute terms as it will contribute to energy and water consumption and growth in waste arisings. However the assessment also recognises that preparation of the Structure Plan included a sustainability assessment of alternative locations for housing and other land uses, and that proposed in the AAP represents the most sustainable location if it is accepted that such development must occur in the wider public interest. Absolute impacts are identified in the assessments, but these are qualified to reflect the points above.

- **Important and significant impacts.** SA and SEA are concerned with identifying significant impacts in order that these can be mitigated or compensated. Many of the policies in the AAP are generic and have no clear spatial expression at this stage of plan development. Those dealing with Development Principles will only gain this spatial context when they are applied to specific planning proposals, and this is equally true for a much wider range of policies such as those advocating use of energy efficient technology, design principles, determining provision of open space and advocating sustainable transport policy.  
In this assessment we have used the term 'significant' to distinguish such impacts where they are the result of pervasive generic and development control policies that are likely to have a repetitive and cumulative effect over the lifetime of the Plan, although strictly speaking it may be more apt to describe these as 'important' effects if the impact cannot be quantified.

#### *Assessing cumulative and other impacts*

SA must also consider the cumulative, synergistic and secondary impacts of policies. Detailed assessment of the effects of the proposed policies was based on a template form which included a summary of such effects that were identified on a case-by-case basis. Once the detailed assessment was complete a separate evaluation of these effects was undertaken using a matrix-based approach reflecting the example given in Figure 27 of the current SA guidance. The results of this assessment are summarised in section 6.1.

#### *Assessing site-specific impacts*

It is not clear what level of site-specific evaluation is appropriate for the purposes of SA / SEA, bearing in mind the strategic nature of the assessment. Assessment is seen as a preparatory act for a subsequent Environmental Impact Assessments (EIAs) for individual developments. However it would be inappropriate for SA / SEA to duplicate or pre-empt the detailed evaluation undertaken during EIA. Ideally SA / SEA should identify the likely significant effects without investigating them in unwarranted detail.

### **3.2 When the Sustainability Appraisal was carried out**

The timetable for the principal components of the full appraisal process is summarised in Table 3. Section 8 of this report provides a separate summary of activities which occurred following public consultation.

**Table 3: Timetable of the principal appraisal stages.**

Task	When	Comments
Initial consultation on local issues, the scope and objectives of the AAP	Mid / late 2003	The initial preparatory stage for the AAP, although not part of the SA process itself.
A1 to A4: define context, baseline, issues and draft objectives	Late 2003 to early 2004	
A5: cross-check objectives	April 2004 and June 2004	Cross-checking of the SA objectives with one another occurred first. Cross-checking of the SA Framework against Plan Objectives was only introduced in the September 2004 guidance. However the Plan Objectives were included as policies in the Preferred Options Report and the cross-checking of SA and Plan Objectives occurred during Initial Sustainability Appraisal.
A6: consultation on Scoping materials	June 2004 and October to November 2004	The four statutory consultees were invited to comment on the South Cambridgeshire draft Scoping Report in June 2004. Full public consultation occurred in October and November 2004, following review by Council Members in the preceding two months. For Cambridge City Council, this was undertaken in Winter 2004. A small number of components of the SA Framework have been subsequently adjusted so that they are consistent with the SA Framework developed by Cambridge City Council. These changes were refinements of the structure and did not result in any significant changes to the Initial Sustainability Appraisal results. The revised objectives and decision making criteria were used for the draft Sustainability Report which assesses the draft Area Action Plan policies.
B1: development of options and initial SA	Early 2004 to June 2004, and September 2004	Initial evaluation of relevant and appropriate options was undertaken by the Councils during early 2004 as the Preferred Options Report for this DPD was being prepared. The initial SA was undertaken in June 2004. As a result of consultation with Members the Councils made a number of revisions to the Site & Vision, Transport, Landscape and Land Drainage sections, with additional minor changes to options in the Recreation and Phasing & Implementation sections.
B2: consultation on initial SA report	October to November 2004	Consultation occurred in parallel with that on the Scoping Report (see A6 above).

C1 to C5: appraising effects of the plan; define mitigation measures; prepare the draft final report	April 2005	
D1 to D2: consulting on the draft plan and review changes	June to July 2005	Consideration by the Councils of consultation responses from July to September 2005. Proposed changes were submitted to Scott Wilson in October 2005 and revisions to this report made later that month. Subsequent changes made by the Councils were also reviewed.
E1 to E2: monitoring effects of the plan	April 2005	Initial proposals incorporated in the draft Final SA Report, and to be finalised on adoption.

### 3.3 Who carried out the Sustainability Appraisal?

South Cambridgeshire District Council collaborated with Cambridgeshire County Council and Huntingdonshire District Council in assembling a common set of context (policy) review material, baseline data, generic key issues and SA Objectives during late 2003 and early 2004. Each authority then adapted these materials to reflect local conditions, and to incorporate local baseline / indicator information into a scoping report. Scott Wilson also undertook an initial compliance check on the Scoping Report before beginning the initial appraisal.

Cambridge City Council prepared its Scoping Report in Winter 2004. A small number of components of the initial SA Framework were subsequently refined jointly by both Councils in consultation with Scott Wilson so that they fully reflected the SA Framework developed by Cambridge City Council. These did not result in any significant changes to the Framework or to the original assessments.

The initial and final Sustainability Appraisals were undertaken by staff from Scott Wilson, with the assistance of staff in South Cambridgeshire District Council's Planning division, who organised the liaison with officers in Cambridge City Council. The appraisals were informed by the content of the Scoping Reports and the SA Framework developed by the Councils.

### 3.4 Who was consulted, when and how?

All consultation was organised by South Cambridgeshire District Council and Cambridge City Council and preceded publication of their Statements of Community Involvement. Four consultation processes occurred previously.

- An initial consultation with key stakeholders was carried out in April/May 2004 to provide input to identify local concerns, issues and priorities as input both to plan development and the pre-production tasks (SA / SEA Stage A).
- An informal consultation occurred in June 2004 when draft copies of the Scoping Report were emailed to the statutory consultees. Responses were received from all four bodies. Their comments and any resulting amendments were incorporated in the Scoping Report and SA Framework before the Initial Sustainability Appraisal occurred. These changes are recorded in the Scoping Report.
- A formal public and stakeholder consultation was undertaken in October and November 2004 focusing on the Preferred Options Report on the Cambridge East AAP and the accompanying Initial Sustainability Appraisal report. Documents were sent to a wide range of consultees (see Table 4), and the consultation was publicised on the South Cambridgeshire District Council website.
- A stakeholder workshop for Cambridge East was held in January 2005 to help the Councils determine the content of the draft AAP.

- Full public consultation on the pre-submission draft of the AAP and the draft version of this report was undertaken between June and July 2005. Details of the changes made following consultation are given in appendix 7.

**Table 4a: List of formal consultees on South Cambridgeshire Scoping Report**

<b>Regional, sub-regional &amp; local authorities</b>	<b>Statutory consultees</b>
Government Office for the East of England	English Nature – Beds, Cambs & Northants
Regional Assembly for the East of England	Environment Agency, Peterborough
Cambridgeshire County Council	English Heritage – East of England Region
Bedfordshire County Council	Countryside Agency
Suffolk County Council	<b>Utilities</b>
Essex County Council	Strategic Rail Authority
Hertfordshire County Council	Anglian Water Services
Cambridge City Council	Three Valleys Water
Peterborough City Council	Veolia Water Partnership
East Cambridgeshire DC	Cambridge Water Company
Huntingdonshire DC	Eastern Energy
Fenland DC	PowerGen
Braintree DC	British Telecom - Mid Anglia District
Forest Heath DC	British Telecom – Network Capacity
Mid Bedfordshire DC	NTL
North Hertfordshire DC	Mobile Operators' Association
St Edmundsbury BC	Transco – Network Planning
Uttlesford DC	<b>Non-governmental organisations</b>
Cambridgeshire Association of Local Councils	Council for the Protection of Rural England
All parish councils within the District (96 bodies)	Royal Society for the Protection of Birds
All town and parish councils adjoining the District (49 bodies)	The Wildlife Trust
MPs for the District (3 individuals)	Centre for Ecology & Hydrology
<b>Other statutory bodies &amp; authorities</b>	Conservators of the River Cam
East of England Development Agency	Cambridgeshire Horizons
DEFRA	Federation of Master Builders
Ministry of Defence – Defence Estates	The House Builders' Federation
Dept for Transport – Airports Policy Unit	The Housing Corporation
Cambridgeshire Fire & Rescue Service	Cambridgeshire Acre
Police Authority for Eastern England	Renewables East
Highways Agency – South East and East of England	South Cambridgeshire Local Strategic Partnership
HM Health & Safety Inspectorate	Cambridge Sustainable City Reference Group
Health & Safety Executive	Cambridge Ethnic Community Forum
Operational Support Directorate	Cambridge Federation of Tenants, Leaseholders and Residents' Associations
HM Railway Inspectorate	The Gypsy Council
South Cambridgeshire PCT	Cambridge Council for Voluntary Service
Cambridge City PCT	Cambridge Organisation Promoting Disability Awareness
Huntingdonshire PCT	RAVE
East of England Regional Housing Board	
Association of Drainage Boards	

Local Drainage Boards (4 bodies)	
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**Table 4b: List of formal consultees on Cambridge City Scoping Report**

<b>Cambridge City Consultees</b>	<b>Statutory consultees</b>
Anglia Polytechnic University	English Nature – Beds, Cambs & Northants
Shape-Cambridge	Environment Agency, Peterborough
Cambridge City Greenways Project	English Heritage – East of England Region
Cambridge Primary Care Trust	Countryside Agency
University of Cambridge	
Friends of the Earth	
Estate Management	
Cambridge Energy Forum	
Cambridgeshire County Council	
South Cambridgeshire District Council	
Government Office for the East of England	
Transport 2000	

## 4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

### 4.1 Links to other strategies, plans and programmes and sustainability objectives

Links with other plans and programmes are given in the Scoping Reports produced by the respective Councils. These include the plans and programmes listed in Table 5 below.

**Table 5a: Plans and programmes relevant to the South Cambridgeshire LDF (Source: South Cambridgeshire District Council, 2004).**

International Level	
1	The Kyoto Protocol on Climate Change (1992)
2	The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
3	EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979)
4	EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
5	The Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
6	EC Council Directive 85/337/EEC & 97/11/EC, on the Assessment of the Effects of certain Public and Private Projects on the Environment (1985)
7	EC Council Directive 1999/31/EC, on the landfill of waste (1999)
8	The Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
9	Water Framework Directive (EC 2002)
National Level	
10	A better quality of life, a strategy for sustainable development for the UK (DETR 1999)
11	Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)
12	PPS1 Delivering Sustainable Development (ODPM 2004)
13	PPG3 Housing (ODPM 2000)
14	PPS6 Town Centres and Retail Development (ODPM 2005)
15	PPS7 Sustainable Development in Rural Areas (ODPM 2004)
16	PPG9 Nature Conservation (DoE 1994)
17	PPG13 Transport (DETR 2001)
18	PPG15 Planning and the Historic Environment (DoE 1994)
19	PPG16 Archaeology and Planning (DoE 1993)
20	PPG17 Planning for Open Space, Sport and Recreation (ODPM 2002)
21	PPS22 Renewable Energy (ODPM 2004)
22	PPS23 Planning and Pollution Control (ODPM 2004)
23	PPG25 Development and Flood Risk (ODPM 2001)
24	Transport Ten Year Plan (Department of Transport 2000)
25	Energy White Paper: Our energy future – creating a low carbon economy (DTI 2003)
26	Rural White Paper: Our Countryside: The Future - A Fair Deal for Rural England (DETR 2000)
27	Planning (Listed Buildings and Conservation Areas) Act 1990
28	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland: Addendum (DEFRA 2003)
29	Planning Policy Statement 1 Delivering Sustainable Development (ODPM 2004)
30	UK Waste Strategy (DEFRA 2000)
31	Choosing Health: making healthier choices easier' White Paper (DoH November 2004).
32	'Securing Good Health for the Whole Population: Final report. HM Treasury (2004)
33	'Delivering Choosing health: making healthier choices easier' Guidance (DoH) March 2005.

34	Home Office target Delivery Report 2003
35	Strategy for Sustainable Farming and Food (Defra 2002)
<b>Regional Level</b>	
36	Sustainable Communities in the East of England (ODPM 2003)
37	A Sustainable Development Framework for the East of England (EERA 2001)
38	Our Environment, Our Future (Regional Environment Strategy, EERA 2003)
39	Culture: A Catalyst for Change. A strategy for cultural development for the East of England (Living East 1999+)
40	Regional Economic Strategy (EEDA, 2001)
41	EEDA Corporate Plan 2003 - 2006
42	RSS14 East of England Plan (EERA 2004, draft)
43	East of England Regional Waste Management Strategy (East of England Region Waste Technical Advisory Body 2002)
44	Sustainable Tourism Strategy for the East of England – Draft (East of England Tourist Board 2003)
45	Framework for Regional Employment and Skills Action (FRESA) (EEDA, 2003)
46	Regional Social Strategy (EERA 2003)
47	Woodland for Life: The Regional Woodland Strategy for the East of England (EERA & the Forestry Commission, 2003)
48	Regional Housing Strategy 2003-2006 (Regional Housing Forum, 2003)
49	Water Resources for the future: A Strategy for Anglian Region (Environment Agency, 2001)
50	Towns and Cities Strategy and Action Plan (EEDA, 2003)
51	Towards Sustainable Construction, A Strategy for the East of England (EP, CE, GO-E, PECT 2003)
52	Living with Climate Change in the East Of England (East of England Sustainable Development Roundtable 2003)
53	East of England Plan For Sport (Sport England East, 2004)
54	Draft RSS 14 East of England Plan (EERA 2004)
<b>County Level</b>	
55	Cambridge and Peterborough Structure Plan 2003 (CCC & PCC 2003)
56	Cambridgeshire County Council's Environment Strategy and Action Plan (CCC 2002)
57	Public Library Position Statement 2003 (CCC 2003)
58	Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022 (CCC & PCC 2002)
59	Cambridgeshire and Peterborough Waste Local Plan 2003
60	Cambridgeshire Local Transport Plan 2004 – 2011 (CCC 2003)
61	A County of Culture – A Cultural Strategy for Cambridgeshire 2002 – 2005
62	Cambridgeshire Landscape Guidelines (CCC 1991)
63	Cambridgeshire Rural Strategy (CCC 1992)
64	Cambridgeshire Health Improvement & Modernisation Plan 2002 – 2005 (HIMP Partners 2001)
65	Prospects for Learning (CCC 2001)
66	Cambridgeshire Aggregates (Minerals) Local Plan, (CCC 1991)
67	Biodiversity Checklist for land use planners in Cambridgeshire and Peterborough (CCC 2001)
68	Cambridgeshire Biodiversity Action Plan (CCC 2004)
69	The Infrastructure Partnership – sustainable development for the Cambridge sub-region (CCC)
<b>South Cambridgeshire District</b>	
70	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08
71	South Cambridgeshire Community Strategy 2004
72	South Cambridgeshire Economic Development Strategy 2003
73	Today and Tomorrow – South Cambridgeshire District Council LA21 Community Action Plan 2001
74	LA21 Consultation Results June 2000

75	South Cambridgeshire District Council – Housing Strategy 2002-2005
76	South Cambridgeshire District Council – Community Safety Strategy – 2002 - 2005
77	South Cambridgeshire District Council – Lighting the Way – Arts Strategy 2002 - 2005
78	South Cambridgeshire District Council – Local Strategic Partnership – 20 Year Vision
79	South Cambridgeshire District Council – Sports Development Strategy 2002 - 2004
80	South Cambs Primary Care Trust - Health Improvement and Modernisation Plan 2002 –2005
81	South Cambs Primary Care Trust - South Cambridgeshire Improving Health Plan 2003 – 2006
82	South Cambs Primary Care Trust - Health Matters in South Cambridgeshire 2004
83	South Cambridgeshire District Council - Housing Needs Survey 2002 – June 2003
84	South Cambridgeshire Corporate Strategy 2003/04 – 2007/08

**Table 5b: Plans and programmes relevant to the Cambridge City LDF (Source: Cambridge City Council, 2005).**

No	Plan / Programme
<b>International</b>	
1	Commitments arising from the World Summit on Sustainable Development, Johannesburg (2002)
2	The UN Millennium Declaration and Millennium Development Goals (2000)
3	Kyoto Protocol (1997)
4	Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
5	EC Council Directive 79/409/EEC, on the Conservation of Wild Birds (1979)
6	EC Council Directive 92/43/EEC, on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)
7	Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
8	EC Council Directive 85/337/EEC & 97/11/EC, on the Assessment of the Effects of certain Public and Private Projects on the Environment (1985)
9	EC Council Directive 99/31/EC, on the Landfill of Waste (1999)
10	Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)
11	Water Framework Directive 2000/60/EC (2002)
12	Air Quality Framework Directive 96/62/EC (1996)
13	Directive on Electricity Production from Renewable Energy Sources 2001/77/EC (2001)
<b>National</b>	
14	A Better Quality of Life, a strategy for sustainable development for the UK (DETR 1999)
15	Taking it on – developing UK sustainable development strategy. A consultation paper (DEFRA 2004)
16	Working with the Grain of Nature – A Biodiversity Strategy For England (DEFRA 2002)
17	Planning Policy Guidance Note 1: General Policy & Principles (ODPM 1997)
18	Planning Policy Statement 1: Creating Sustainable Communities (ODPM 2005)
19	Planning Policy Guidance Note 2: Green Belts (DoE 1995)
20	Planning Policy Guidance Note 3: Housing (ODPM 2000)
21	Planning for Mixed Communities – Consultation Paper (proposed changed to PPG3) (ODPM 2005)
22	Planning Policy Guidance Note 4: Industrial and Commercial development and small firms (DoE 1992)
23	Draft Planning Policy Statement 6: Planning for Town Centres (ODPM 2003)
24	Planning Policy Guidance Note 8: Telecommunications (DETR 2001)
25	Draft Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM

	2004)
26	Planning Policy Guidance Note 10: Planning and Waste Management (ODPM 1999)
27	Draft Planning Policy Statement 10: Planning for Sustainable Waste Management (ODPM 2004)
28	Planning Policy Guidance Note 13: Transport (DETR 2001)
29	Planning Policy Guidance Note 15: Planning and the Historic Environment (DoE 1994)
30	Planning Policy Guidance Note 16: Archaeology and Planning (DoE 1993)
31	Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (ODPM 2002)
32	Planning Policy Guidance Note 21: Tourism (DoE 1992)
33	Planning Policy Statement 22: Renewable Energy (ODPM 2004)
34	Planning Policy Statement 23: Planning and Pollution Control (ODPM 2004)
35	Planning Policy Guidance Note 24: Planning and Noise (DoE 1994)
36	Planning Policy Guidance Note 25: Development and Flood Risk (ODPM 2001)
37	Transport Ten Year Plan (Department of Transport 2000)
38	The Future of Transport White Paper (DfT 2004)
39	Climate Change – UK Programme (DETR 2000)
40	Energy White Paper: Our energy future – creating a low carbon economy (DTI 2003)
41	Planning (Listed Buildings and Conservation Areas) Act 1990
42	The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DETR 2000)
43	UK Waste Strategy (DEFRA 2000)
44	Saving Lives: Our Healthier Nation White Paper (DoH 1999)
45	Home Office Target Delivery Report (2003)
46	Sustainable Communities Plan: Building for the Future (ODPM 2003)
<b>Regional</b>	
47	Sustainable Communities in the East of England (ODPM 2003)
48	A Sustainable Development Framework for the East of England (EERA 2001)
49	Our Environment, Our Future: Regional Environment Strategy for the East of England (EERA 2003)
50	Culture: A Catalyst for Change. A strategy for cultural development for the East of England (Living East 1999+)
51	Regional Economic Strategy (EEDA 2004)
52	EEDA Corporate Plan 2003 - 2006
53	Regional Planning Guidance for East Anglia - RPG 6 (GO East 2000)
54	East of England Plan, Draft revision to the Regional Spatial Strategy (RSS) for the East of England (EERA 2004)
55	East of England Regional Waste Management Strategy (East of England Region Waste Technical Advisory Body 2002)
56	Sustainable Tourism Strategy for the East of England – Draft (East of England Tourist Board 2003)
57	Framework for Regional Employment and Skills Action (FRESA) (EEDA 2003)
58	Regional Social Strategy (EERA 2004)
59	Woodland for Life: The Regional Woodland Strategy for the East of England (EERA & the Forestry Commission 2003)
60	Regional Housing Strategy 2003-2006 (Regional Housing Forum 2003)
61	Affordable Housing Study: The Provision of Affordable Housing in the East of England 1996-2021 (2003)
62	Water Resources for the future: A Strategy for Anglian Region (Environment Agency 2001)
63	Towns and Cities Strategy and Action Plan (EEDA 2003)

64	Towards Sustainable Construction, A Strategy for the East of England (EP, CE, GO-E, PECT 2003)
65	Living with Climate Change in the East of England (East of England Sustainable Development Roundtable 2003)
<b>County / Cambridge Sub-Region</b>	
66	Cambridgeshire and Peterborough Structure Plan 2003 (Cambs CC & PCC 2003)
67	Cambridgeshire and Peterborough Waste Local Plan (Cambs CC & PCC 2003)
68	Cambridgeshire Aggregates (Minerals) Local Plan (Cambs CC 1991)
69	Cambridgeshire Local Transport Plan 2004 – 2011 (Cambs CC 2003)
70	Cambridgeshire County Council's Environment Strategy and Action Plan (Cambs CC 2002)
71	Public Library Position Statement 2003 (Cambs CC 2003)
72	Cambridgeshire and Peterborough Joint Waste Management Strategy 2002-2022 (Cambs CC & PCC 2002)
73	A County of Culture – A Cultural Strategy for Cambridgeshire 2002 – 2005 (Cambs CC)
74	Cambridgeshire Landscape Guidelines (Cambs CC 1991)
75	Cambridgeshire Rural Strategy (Cambs CC 1992)
76	Cambridgeshire Health Improvement and Modernisation Plan 2002 – 2005 (HIMP Partners 2001)
77	Prospects for Learning (Cambs CC 2001)
78	Biodiversity Checklist for land use planners in Cambridgeshire and Peterborough (Cambs CC 2001)
79	Cambridgeshire Biodiversity Action Plan (Cambs CC 2004)
80	The Infrastructure Partnership – Sustainable development for the Cambridge sub-region (Cambs CC)
81	Delivering Renewable Energy in the Cambridge Sub-Region (Cambridge Sub-Regional Partners 2004)
<b>Cambridge City</b>	
82	A Community Strategy for Cambridge (Cambridge Local Strategic Partnership 2004)
83	Medium Term Objectives 2004/2005 to 2008/2009 (CCC 2003)
84	Best Value Performance Plan (CCC 2004)
85	Arts Plan for Cambridge 2002-2007 (CCC)
86	A Strategy for Work with Children and Young People, 2004 – 2008 (CCC)
87	Cambridge City Centre Management Business Plan 2003-2006 (Cambridge City Centre Management)
88	Community Safety Strategy (Cambridge Community Safety Partnership)
89	Environment Strategy (CCC 2004)
90	Improving the Health of the People of Cambridge (Cambridge City PCT 2002)
91	Homelessness Strategy (CCC 2003)
92	Single Homeless & Rough Sleeping Strategy 2002-2004 (Cambridge City Single Homeless & Rough Sleeping Partnership)
93	Housing Strategy 2004-2007 (CCC 2004)
94	Parks for Cambridge People - A Strategy for Parks, Play and Open Spaces (CCC 2003)
95	Sports Services Strategy 2003-7 (CCC)
96	Cambridge Tourism Strategy 2001-2006 (CCC 2001)
97	Cambridge Walking and Cycling Strategy and Action Plan (CCC 2002)
98	Economic Development Strategy 2004-2007 (CCC 2004)

#### **4.2 Description of the social, environmental and economic baseline characteristics and the predicted future baseline**

The description of the social, environmental and economic baseline characteristics and the predicted future baseline can be found in the Scoping Reports. The current baseline (ie. reflecting recommendations received during consultation) is shown in Appendix 1.

#### **4.3 Difficulties in collecting data and limitations of the data**

Gaps in the dataset are consistent with problems known to exist in the current availability of data on the sustainability indicators proposed in the SA guidance. The collaboration between the Councils, adjacent authorities and the County Council has resulted in a dataset that contains a good degree of local information with sub-regional comparators.

A number of outcome indicators are currently missing, and are acknowledged as priorities for data collection because they measure locally important variables:

- Water consumption rates – dependent on provision by water companies, and granularity of data is not yet know;
- Achievement of biodiversity targets – awaiting implementation of software;
- Rights of Way – awaiting results of December 2004 survey;
- House completions meeting EcoHomes standards;
- Infrastructure investment – baseline suggests there is a Structure Plan indicator, although presumably this will not be maintained in the future. Possibly use value of developer contributions as a proxy.

There are also a substantial number of parameters for which there is no trend. In many cases these are socio-economic parameters based on census data or other information only monitored over long timescales. It may be necessary to review the value of these parameters in due course and consider replacing them with others that can be more readily monitored.

#### **4.4 Main social, environmental and economic issues and problems identified**

The issues identified in the South Cambridgeshire Scoping Report are summarised below.

##### *Land and water resources*

- Limited stock of brownfield land means new development will inevitably result in the loss of high-quality agricultural land;

- New development may sterilise important local sources of sand and gravel;
- New development could alter natural drainage patterns while also providing scope for contamination of groundwater in areas where rainfall currently percolates directly into the soil;
- Development will make additional demands of water supply (for homes, industry, etc.) in an area where the capacity of natural systems is limited.

#### *Biodiversity*

- The rural nature of the district means that development may result in the loss or deterioration of local habitats such as hedgerows and verges;
- Development may affect specific areas covered by national and international designations, which are often very sensitive and can be easily affected by impacts from non-adjacent locations.

#### *Landscape, townscape & archaeology*

- Further expansion at the fringes of Cambridge could adversely affect the unique character and setting of the city by hemming it in, affecting the quality of approaches to the City, harming the quality of the landscape, and shutting off key views of its distinctive skyline;
- The pace of growth and infilling around Cambridge means that there is no clear local style or building material and further growth may exacerbate this situation if clear design controls are not imposed;
- Uncontrolled or unsympathetic development could harm local landscape character if it occurs on a large enough scale, or repeatedly through a particular area;
- South Cambridgeshire's archaeological heritage could be threatened by development that in effect sterilises known sites, or which harms the setting of sites with important historical or cultural associations;
- Development may encroach on existing areas of open space, amenity and recreation value, or it may harm their setting and tranquillity.

#### *Climate change and pollution*

- Development pressure in the north of the district may result in use of land potentially subject to flooding by the Great Ouse and its tributaries (there is a lower risk in the south of the district);
- Local topography and drainage systems mean that there is an existing flood hazard across parts of the district;

- Adoption of sustainable development objectives that reduce the direct and indirect impacts of climate change, increased use of renewable energy, and more energy-efficient management of homes and business properties cannot occur without the support of, and direct action by, employers, homeowners and parents;
- The rural nature of the district makes residents dependent on the private car, resulting in high levels of ownership and usage;
- The district straddles several important transport arteries, and addressing local transport issues such as encouraging a modal shift to public transport will not solve the whole problem;
- Dispersal of housing and employment beyond Cambridge city has occurred at different rates and in different directions, contributing to high levels of commuting, particularly that by private car;
- Despite improvements in composting and recycling, the rate of waste production is still rising;
- Development through infilling or creation of new communities will contribute to noise and light pollution.

#### *Healthy communities*

- Fear of crime in the district is disproportionate to actual crime rates;
- Dependence on the private car for shopping, commuting and the school run has knock-on effects on people's willingness to use more sustainable forms of transport for these activities, and for recreation;
- Gradual increase in the size of the retired sector of the local population will make increasing demands on provision of appropriate health care, and the need to ensure this part of the community has convenient access to shops, amenities and social facilities;
- Ensuring high quality family and early years support is available;
- Development pressure may result in the loss of open space that has recreational value, which may encourage sports activities, or which benefits the character of the locality.

#### *Inclusive communities*

- House purchase and rental rates in the district are above the national average and continue to rise while salaries do not (particularly in the public sector), with the result that more than half the households in the district could not buy an average-priced home, creating a divided society;

- Lack of facilities in rural communities for young people in particular may contribute to residents' fears about crime;
- Loss of amenities and services in rural centres is likely to occur without positive action to reverse the trend;
- The increasing proportion of aged population will make increasing demands of the need for special access facilities, including community transport schemes;
- The increasing trend for the district's communities to become dormitory or commuting suburbs for Cambridge and London could lead to a loss of community identity, reducing inclusiveness and community involvement;
- The district has a substantial population of travellers whose needs differ from those of the resident population;
- Rural dispersal can make it difficult to justify the business case for regular transport connections to major shopping, employment and entertainment facilities.

#### *Economic activity*

- Research and technology are vitally important to the Cambridge sub-regional economy but the district must not become over-dependent on a limited employment base, and people with other skills should not be driven away from the district in search of work;
- Farm diversification or the conversion of farm buildings for other business uses could add to vehicle traffic in rural areas offsetting any employment benefits generated;
- The district's (sub-region's) rapidly growing economy will make substantial demands on infrastructure investment;
- Unplanned growth in tourism and related developments could increase traffic, detract from rural or urban character, and place additional pressure on other resources such as water supply;
- The disproportionate size of Cambridge as a retail centre could have adverse effects for attempts to retain and improve service and amenity provision in smaller centres in the district;
- The predominantly dispersed rural population of the district makes it difficult to justify the cost of installing broadband telecommunications infrastructure which could encourage teleworking and support the dispersal of some businesses.

Additionally, issues identified in the Cambridge City Scoping Report are summarised below.

Objective	Issues
1. Provide people with a fulfilling occupation and good livelihood	Although overall educational achievements are high, there is a core of young people leaving school with few qualifications.
2. Share the benefits of prosperity fairly and provide services and facilities for all	High average house prices are pricing key workers out of the area. Need to recognise the diversity of the population in Cambridge.
3. Maintain Cambridge as an attractive place to live, work and visit	Growth pressures put increased demands on historic city centre and for the development of the Green Belt. Redevelopment within the city putting increasing pressure on existing open space.
4. Promote the sustainable use of land, buildings and green spaces	Growth pressures have led to the need to release land from the Green Belt for future development. This has implications for the landscape and setting of the City, biodiversity, recreation and access to the countryside, and flood risk.
5. Minimise environmental damage resulting from the use of resources	Growth pressures put strain on resources such as water supply, energy, waste management.
6. Minimise damage and disruption from transport	High levels of commuting into Cambridge by car and transport problems within Cambridge such as congestion, air pollution, and traffic noise.

No issues are identified specifically for Cambridge East and its surroundings, however many of the broader issues are relevant to the locality or the proposed development (eg. extent of flood risk, water consumption, disparity in housing supply and demand, transport) and result in extensive mitigation policies in the AAP as indicated in section 6.2.

#### 4.5 The Sustainability Appraisal Framework

The issues were used to define sets of appropriate policy responses, which then contributed to definition of objectives, decision-making criteria and relevant indicators, which collectively comprise the SA Framework.

Following preparation of Cambridge City Council Scoping Report, a comparison was made between the objectives and decision making criteria in the report and those in the South Cambridgeshire Scoping Report. This is detailed in Table 6 below.

**Table 6: Sustainability Appraisal Framework - Comparison of Cambridge City and South Cambridgeshire Objectives.**

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
1. Provide people with a fulfilling occupation and good livelihood	1.1 provide a satisfying job or occupation for everyone who wants one?	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage business development?	Change to decision-making criteria: Will it improve <del>access to the</del> <u>range of employment opportunities to provide a satisfying job or occupation for everyone who wants one?</u>
	1.2 ensure everyone can afford a good standard of living (inc. housing)?	6.3 Ensure all groups have access to decent, appropriate and affordable housing 7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence		
	1.3 keep the economy diverse adaptable and resilient to external changes and shocks?	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it improve business development and enhance competitiveness? Will it support the Cambridge area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	1.4 produce more of the goods and services consumed in Cambridge locally?	1.3 Reduce the use of non-renewable resources including energy sources		
	1.5 support community, voluntary and mutual self-help activities and community involvement in governance and services?	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions? Will it encourage engagement with community activities?	
	1.6 provide access to education and training for all?	7.2 Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	
2. Share the benefits of prosperity fairly and provide services and facilities for all	2.1 reduce disparities in income levels?	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income		
	2.2 provide services and facilities locally and near to users?	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (village shops, post offices, pubs etc)?	
	2.3 regenerate and improve deprived areas?	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it reduce poverty and social exclusion in those areas most affected?	No specific reference to regeneration, however this would not be relevant to the Cambridge East Area Action Plan and therefore no change proposed.

<b>Cambridge City Council</b>		<b>Relevant SCDC Objective</b>	<b>Equivalent SCDC Decision Making Criteria</b>	<b>Changes Made For Cambridge East Appraisal Framework:</b>
<b>Objective</b>	<b>Question: Will this policy or proposal help to...</b>			
	2.4 ensure everyone has access to decent, appropriate and affordable housing?	6.3 Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? Will it reduce the number of unfit homes? Will it meet the needs of the travelling community?	
	2.5 improve health and reduce health inequalities?	5.1 Maintain and enhance human health	Will it substantially reduce mortality rates? Will it encourage healthy lifestyles, including travel choices?	
	2.6 redress inequalities related to age, gender, disability, race, faith, location and income	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups? Will it reduce poverty and social exclusion in those areas most affected? Will it promote accessibility for all members of society, including the elderly and disabled?	

<b>Cambridge City Council</b>		<b>Relevant SCDC Objective</b>	<b>Equivalent SCDC Decision Making Criteria</b>	<b>Changes Made For Cambridge East Appraisal Framework:</b>
<b>Objective</b>	<b>Question: Will this policy or proposal help to...</b>			
3. Maintain Cambridge as an attractive place to live, work and visit	3.1 maintain / improve the quality of the public realm?	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it protect and enhance open spaces of amenity and recreational value?	
	3.2 keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character? Will it maintain and enhance the character of settlements? Will it lead to developments built to a high standard of design and good place making?	
	3.3 maintain / enhance built historic character and streetscape and historic landscape character	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	3.4 give residents and visitors access to a range of high quality arts and cultural activities, recreation and sport?	5.3 Improve the quantity and quality of publicly accessible open space 6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it increase the quantity and quality of publicly accessible open space? Will it improve accessibility to key local services and facilities, including health, education and leisure (village shops, post offices, pubs etc)?	Change to decision-making criteria <u>Will it improve the quality and range of services and facilities, including health, education, shopping, sport, leisure, arts and cultural activities?</u>
	3.5 promote healthy lifestyles?	5.1 Maintain and enhance human health	Will it encourage healthy lifestyles, including travel choices?	
	3.6 reduce crime, anti-social behaviour and fear of crime?	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime? Will it reduce fear of crime?	
	3.7 maintain and enhance the role of the city centre as a focus for services and facilities?	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Will it protect the shopping hierarchy, supporting the vitality and viability of sub regional, town, district, and local centres?	Change to decision-making criteria : Will it protect the shopping hierarchy, supporting the vitality and viability of <del>sub regional</del> <u>Cambridge City Centre</u> , town, district, and local centres?
4. Promote the sustainable use of land, buildings and green spaces	4.1 protect and enhance green spaces (including parks, children's play areas, allotments and sports pitches) and landscapes?	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it protect and enhance open spaces of amenity and recreational value?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	4.2 minimise development of greenfield land and develop land with least environmental / amenity value?	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings  2.1 Avoid damage to designated sites and protected species 3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it use land that has been previously developed? Will it use land efficiently? Will it protect and enhance the best and most versatile agricultural land? Will it protect sites designated for nature conservation interest? Will it protect and enhance open spaces of amenity and recreational value?	
	4.3 ensure that new development is built to a high sustainability standard	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making?	
	4.4 manage and minimise flood risk taking into account climate change?	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	Will it minimise risk to people and property from flooding, storm events or subsidence?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	4.5 protect and enhance wildlife and habitats, and ensure all land uses maximise opportunities for wildlife?	2.1 Avoid damage to designated sites and protected species  2.2 Maintain and enhance the range and viability of characteristic habitats and species  2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it protect sites of nature conservation interest? Will it conserve species, reversing declines, and help to enhance diversity? Will it reduce habitat fragmentation? Will it help achieve Biodiversity Action Plan targets? Will it improve access to wildlife, and wild places?	
	4.6 improve water quality of surface watercourses and groundwater?			Change to decision-making criteria: Will it <u>improve water quality including by reducing diffuse and point source water pollution?</u>
5. Minimise environmental damage resulting from the use of resources	5.1 minimise consumption of environmental resources and use materials from sustainable sources?			Change objective: 1.2. Reduce the use of non-renewable <u>resources, including energy sources</u>
	5.2 reduce greenhouse gas emissions (by minimising consumption of energy, increasing energy efficiency and increasing the renewable share of energy production)?	1.2 Reduce the use of non-renewable energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable sources?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	5.3 minimise use of water?	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption? Will it conserve ground water resources?	
	5.4 reduce waste and encourage re-use and recycling at locally based facilities?	4.2 Minimise waste production and support the recycling of waste products	Will it reduce household waste? Will it increase waste recovery and recycling?	
	5.5 reduce sources of pollution including air, water, land, noise, vibration and light?	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it reduce emissions of greenhouse gases? Will it improve air quality? Will it reduce traffic volumes? Will it support travel by means other than the car? Will it reduce levels of noise or noise concerns? Will it reduce or minimise light pollution? Will it reduce diffuse and point source water pollution?	

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
Question: Will this policy or proposal help to...				
6. Minimise damage and disruption from transport	6.1 increase practicality and attractiveness of environmentally better modes including public transport, cycling and walking?	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)  7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it improve accessibility to key local services and facilities, including health, education and leisure (village shops, post offices, pubs etc)? Will it improve accessibility by means other than the car? Will it support and improve community and public transport? Will it improve access to employment / access to employment by means other than the car?	Change to decision-making criteria: Will it improve accessibility by means other than the car <u>and improve the attractiveness of environmentally better modes including public transport, cycling and walking?</u>

<b>Cambridge City Council Objective</b>		<b>Relevant SCDC Objective</b>	<b>Equivalent SCDC Decision Making Criteria</b>	<b>Changes Made For Cambridge East Appraisal Framework:</b>
<b>Objective</b>	<b>Question: Will this policy or proposal help to...</b>			
	6.2 reduce the need to travel?	<p>6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)</p> <p>7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence</p>	<p>Will it improve accessibility to key local services and facilities, including health, education and leisure (village shops, post offices, pubs etc)?</p> <p>Will it improve accessibility by means other than the car?</p> <p>Will it support and improve community and public transport?</p> <p>Will it improve access to employment / access to employment by means other than the car?</p>	<p>Will it improve accessibility to key local services and facilities, including health, education and leisure (village shops, post offices, pubs etc)?</p>

Cambridge City Council Objective		Relevant SCDC Objective	Equivalent SCDC Decision Making Criteria	Changes Made For Cambridge East Appraisal Framework:
	6.3 reduce dependency on the private car?	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities) 7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it improve accessibility by means other than the car?  Will it improve access to employment / access to employment by means other than the car?	Will it improve <u>accessibility to local employment by means other than the car?</u>  Will it improve accessibility by means other than the car <u>and improve the attractiveness of environmentally better modes including public transport, cycling and walking?</u>
	6.4 minimise traffic and its impacts?	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it reduce emissions of greenhouse gases? Will it improve air quality? Will it reduce traffic volumes? Will it support travel by means other than the car? Will it reduce levels of noise or noise concerns?	

It was considered that these changes enhanced the SA Framework and as well as being used for the Cambridge East joint AAP, have been incorporated into the South Cambridgeshire Scoping Report 2005 for use in all its draft final Sustainability Reports. The revised Framework was used for the detailed assessment of plan impacts and is that shown in Table 7. The relevant indicators column includes indicators highlighted in one or both scoping reports, implying a hybrid approach to monitoring will be required for Cambridge East.

**Table 7: Sustainability Appraisal Framework (Source: South Cambridgeshire District Council Scoping Report 2006; Cambridge City Council Scoping Report 2005)**

<b>Sustainability topic</b>	<b>Sustainability appraisal objectives</b>	<b>Decision-making criteria</b>	<b>Relevant Indicators</b>
Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	Will it use land that has been previously developed?	% of dwellings completed on previously developed land Net density of new dwellings completed
		Will it use land efficiently?	
		Will it protect and enhance the best and most versatile agricultural land?	
	1.2 Reduce the use of non-renewable resources, including energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption?	KwH of gas consumed per household per year
		Will it lead to an increased proportion of energy and other resources being met from renewable sources?	Generating potential of renewable energy sources within the District
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption?	Water consumption per capita (however this data is not currently available)
Will it conserve ground water resources?			
Biodiversity	2.1 Avoid damage to designated sites and protected species	Will it protect sites designated for nature conservation interest?	% of SSSIs in favourable or recovering condition
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve species, reversing declines, and help to enhance diversity?	Total area designated as SSSI Progress in achieving BAP targets
		Will it reduce habitat fragmentation?	
		Will it help achieve Biodiversity Action Plan targets?	
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it improve access to wildlife, and wild places?	% of rights of way that are open and easy to use Area of strategic open space per 1000 people
		Will it maintain and, where possible, increase the area of high-quality green space in the District?	
Will it promote understanding and appreciation of wildlife?			

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it improve access to the wider countryside through the network of public rights of way?	Area of local nature reserve per 1000 population
Landscape, townscape and archaeology	3.1 Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features of areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	% of listed buildings classified as being 'at risk'
		3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	% of built-up area having conservation area status
	Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?		
	Will it protect and enhance open spaces of amenity and recreational value?		
	3.3 Create places, spaces and buildings that work well, wear well and look good	Will it maintain and enhance the character of settlements?	
		Will it improve the satisfaction of people with their neighbourhoods as places to live?	Residents' satisfaction with the quality of the built environment
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	Will it lead to developments built to a high standard of design, and good place making?	% of new homes meeting the EcoHomes or similar standard
		Will it reduce emissions of greenhouse gases?	CO <sub>2</sub> emissions per household / by sector per year
		Will it improve air quality?	
		Will it reduce traffic volumes?	Average annual NO <sub>2</sub> concentration
		Will it support travel by means other than the car?	Days when fine particle levels are in 'moderate' or 'high' bands
		Will it reduce levels of noise or noise concerns?	Vehicle flows across urban boundaries
		Will it reduce or minimise light pollution?	% of main rivers of good or fair chemical / biological quality
		Will it improve water quality including by reducing diffuse and point source water pollution?	

<i>Sustainability topic</i>	<i>Sustainability appraisal objectives</i>	<i>Decision-making criteria</i>	<i>Relevant Indicators</i>
	4.2 Minimise waste production and support the recycling of waste products	Will it reduce household waste?	Household waste collected per person per year % of household waste recycled
		Will it increase waste recovery and recycling?	
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	Will it minimise risk to people and property from flooding, storm events or subsidence?	No. of properties within flood risk areas
Healthy communities	5.1 Maintain and enhance human health	Will it substantially reduce mortality rates?	Life expectancy at birth (specified separately for males and females) Excess winter deaths No. of cyclists crossing the River Cam bridges screen line
		Will it encourage healthy lifestyles, including travel choices?	
	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime?	Recorded crimes per 1000 people % of residents feeling 'safe' or 'fairly safe' after dark
		Will it reduce fear of crime?	
5.3 Improve the quantity and quality of publicly accessible open space	Will it increase the quantity and quality of publicly accessible open space?	Area of strategic open space per 1000 people No. of sports pitches for public use per 1000 people Number of play grounds and play areas provided by the Council per 1000 children under 12	
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health,	Will it improve the quality and range of services and facilities, including health, education, shopping, sport, leisure, arts and cultural activities?	% of population in categories 1, 2 or 3 for access to primary school, food shop, post office and public

<i>Sustainability topic</i>	<i>Sustainability appraisal objectives</i>	<i>Decision-making criteria</i>	<i>Relevant Indicators</i>
	transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs etc)?	transport % of residents by targeted group satisfied with local authorities cultural and recreational activities
		Will it improve accessibility by means other than the car and improve the attractiveness of environmentally better modes including public transport, cycling and walking?	Local bus passengers entering and leaving Cambridge per day
		Will it support and improve community and public transport?	Modal share of cyclists and pedestrians % of children travelling to and from school by different modes
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups?	% of residents who feel their local area is 'harmonious'
		Will it reduce poverty and social exclusion in those areas most affected?	Index of multiple deprivation
		Will it promote accessibility for all members of society, including the elderly and disabled?	Range of Income levels
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?	House price / earnings ratio % of all dwellings completed that are provided under affordable purchase or tenancy
		Will it reduce the number of unfit homes?	

Sustainability topic	Sustainability appraisal objectives	Decision-making criteria	Relevant Indicators
		Will it meet the needs of the travelling community?	arrangements Percentage of households that can afford to purchase the average first time buyers property in the area. Number of new homes built / brought back into occupation
	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions?	% of adults who feel they can influence decisions affecting their local area
		Will it encourage engagement with community activities?	% of adults who have provided support to others in the past year
Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it encourage businesses development?	Unemployment rate % of residents aged 18-74 in employment and working within 5km of home (or at home)
		Will it improve the range of employment opportunities to provide a satisfying job or occupation for everyone who wants one?	
		Will it improve accessibility to local employment by means other than the car?	
		Will it encourage the rural economy and diversification?	
	7.2 Support appropriate investment in people, places, communications and other infrastructure	Will it improve the level of investment in key community services and infrastructure?	% of 15 year old pupils in schools maintained by the local authority achieving 5 or more GCSEs at grades A* to C or equivalent  (Possible indicator measuring the level of Section 106 contributions to infrastructure projects that have an impact on the plan area)
		Will it support provision of key communications infrastructure, including broadband?	
Will it improve access to education and training, and support provision of skilled employees to the economy?			

<i>Sustainability topic</i>	<i>Sustainability appraisal objectives</i>	<i>Decision-making criteria</i>	<i>Relevant Indicators</i>
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<p>Will it improve business development and enhance competitiveness?</p> <p>Will it support the Cambridge area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters?</p> <p>Will it support sustainable tourism?</p> <p>Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge City Centre, town, district, and local centres?</p>	<p>Annual net change in VAT registered firms</p> <p>Economic activity rate (% of working age population in full or part-time employment)</p>

## 5. PLAN ISSUES AND OPTIONS

### 5.1 Main strategic options considered and how they were identified

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

- Government housing targets, strategic policy in RPG6;
- Many of the principal over-arching strategic policies derive directly from planning guidance (particularly PPS1, PPG3, PPG6, PPS7, PPG12) and it was considered inappropriate to propose options that deviated from current practice.

The Councils considered that these conditions therefore limited the number of policy areas for which it was possible to define relevant and appropriate alternative options. Appendix 2 details consideration of alternative approaches, and why in many cases it was not considered that there were reasonable alternatives.

The Preferred Options Report contains a number of 'rejected' policy options which enabled consultees to comment on approaches that were not considered reasonable.

Alternative policy options presented in the Preferred Options Report were as shown in Table 8. Those policies shown as being prepared at the Councils' discretion may also reflect best or mandated practice as defined in government planning guidance. Note that the figures in the second column refer to the policy numbering used in the Preferred Options Report.

### 5.2 Comparison of the social, environmental and economic effects of the options

The evaluation of the initial set of preferred, alternative and rejected options was based on the original SA Framework and involved the assessment of the nature, significance and duration of the effects of the policy on the 22 objectives. The results of the analysis are documented in the Initial Sustainability Appraisal Report, and the detailed assessments are currently accessible for reference on the Cambridge City and the South Cambridgeshire District Council websites.

**Table 8: Alternatives presented at Preferred Options Report stage (Source: South Cambridgeshire District Council & Cambridge City Council, 2004).**

Policy area	Policy options	Dictated by	Summary of options
Cambridge East site	CE3 and CE4	Councils' discretion but with regard to PPG2 (Green Belt policy)	1 preferred option for the site boundary and 1 rejected option with a slight amendment to the eastern boundary
North Works site	CE6 and CE7	Councils' discretion	2 options: one retaining some buildings and associated employment; the other proposing redevelopment of the whole site
Green Belt	CE9 to CE11	PPG2 and Cambs Structure Plan	3 options defining different approaches to the timing and extent to which land required for Cambs East would be removed from the Green Belt
Housing density	CE17 and CE18	PPG3 and Cambs Structure Plan	2 options: one for average density of 50 dwellings/ha.; the other for 75/ha.
Employment provision	CE22 and CE23	Cambs Structure Plan; Cambs City Local Plan; South Cambs draft Core Strategy; but also Councils' discretion	2 options: one expressing provision on the basis of a level of provision per hectare; the other expressing provision on the basis of the number of jobs.
Playing fields and open space contribution	CE27 and CE28	Councils' discretion	2 options with one counting playing fields as part of open space provision; the other excluding them
Leisure, art & culture	CE31 and CE32	Councils' discretion	1 preferred option providing these facilities to meet needs of the City and wider sub region where these are complementary to the City Centre; and 1 alternative providing only to meet the needs of the new urban quarter
Orbital traffic movement	CE35 to CE37	Councils' discretion but with regard to Highways Agency plans for the A14	3 options: improve existing orbital capacity; build more orbital capacity; and develop new orbital routes just for public transport
A14 interchanges	CE38 to CE41	Highways Agency plans for the A14	4 options: a new interchange on the A14 at Honey Hill; restricting the Ditton Lane interchange to public transport

Policy area	Policy options	Dictated by	Summary of options
		for the A14	only; minor improvements to the layout of the existing junctions (no other changes); and providing access to/from the west at a new interchange at Honey Hill
External cycle links	CE44 to CE46	Councils' discretion but with regard to National Cycle Network policy	1 preferred option; 1 alternative and 1 rejected option. Preferred: high quality lit cycle routes to key destinations with a usage target. Alternative: high quality unlit routes; Rejected: routes to be shared with public transport
Car parking standards	CE49 and CE50	Councils' existing Local Plans and with regard to PPG3	1 preferred option of adopting the City's standards; and 1 alternative option of using the Controlled Parking Zone standards within the District Centre only
Built heritage	CE55 and CE56	PPG15	1 preferred option of retaining all significant buildings associated with airport activity at the site; and 1 alternative of retaining only listed buildings
Public open space	CE57 and CE58	S Cambs Audit/ Needs Framework; Cambs City Local Plan; Nat. Playing Fields Assoc. standards	1 preferred option of using the City's minimum open space standards; and 1 alternative options of using the District's standards
Green corridor	CE64 and CE65	Councils' discretion	1 preferred option of providing for informal recreation in the corridors; and 1 alternative option of incorporating more formal facilities including changing rooms
Countryside recreation	CE71 to CE73	South Cambs review of Strategic Open Space	1 preferred option of a country park north of Teversham linked to the green corridor; rejected option 1 of a park south of Teversham; and rejected option 2 of a park beyond the development north of Newmarket Road

Surface water drainage	CE75 and CE76	Environment Agency flood plain mapping; English Nature SSSI status	1 preferred option of underground and surface features making use of it on site; and 1 rejected option of pumping stored water away from the site without using it
Management and maintenance of watercourses	CE78 to CE80	Councils' discretion	1 preferred option of managing watercourses by a publicly accountable trust; and 2 rejected options of management by the Councils in partnership, or by a commercial body such as Anglian Water
Construction spoil	CE92 and CE93	Councils' discretion	1 preferred option of accommodating spoil on site and raising ground levels where possible; and 1 rejected option of transporting it off site

### 5.3 How social, environmental and economic issues and consultation responses were considered in choosing the preferred options

In addition to consideration of alternative approaches, Appendix 2 also summarises the initial appraisal of options. It then briefly summarises the result of public participation at the preferred options stage, resulting changes to the approach to the policy, and justification for the policy approach by the Councils.

### 5.4 Mitigation measures proposed

At the Initial Sustainability Appraisal stage mitigation proposals were largely reflected in recommended changes to policy wording. During the initial review of the Appraisal results the Councils accepted a substantial number of these recommendations and the nature of the changes are recorded in the Initial Sustainability Appraisal Report.

In summary the changes taken forward were:

- CE2 [development principles] – minor wording change clarifying that the principles included provision of affordable housing;
- CE16 [local centre north of Newmarket Rd] – minor wording change to clarify some local employment will also be provided;
- CE27 [playing fields and open space] – wording change to clarify impact of policy would be to find additional publicly-owned space;
- CE28 [playing fields and open space] – wording change to clarify the policy would mean playing fields would be in full public ownership;
- CE30 [emergency services] – remove reference to police and fire services;
- CE33 [transport north of Newmarket Rd] – add statement requiring design to prioritise non-car movement in this area of the site;
- CE51 [habitat creation] – minor wording change clarifying purpose of increasing opportunities to experience nature and wildlife;
- CE61 [dual use of facilities] – minor change cross-referencing this policy to that on open space (policy CE28);
- CE75 [surface drainage] – minor wording change to clarify the permanence of certain surface water features;
- CE87 [site access] – wording change to ensure access strategy also avoids impacts on the surrounding environment;
- CE92 [construction spoil] – minor wording change specifying that policy applies also to storage of spoil on site.

Full details of mitigation proposals are given in the detailed assessment sheets which can be viewed on the Councils' websites.

## 6. PLAN POLICIES

The predicted effects of each policy on the SA objectives are contained in detailed appraisal tables which are provided in appendix 8. This section draws together information from the Scoping Report – particularly the baseline – with the results of the assessments of overall and cumulative, and other impacts to summarise the overall social, environmental and economic effects of the plan, discussing them in the context of each SA objective in turn.

Each section of the AAP begins with a set of objectives that for the plan which are not strictly part of the policy itself. These objectives have not been assessed separately, however we are satisfied that they are covered by the corresponding policies and supporting text which have been assessed.

### 6.1 Summary of cumulative, synergistic and secondary impacts

Current guidance requires the explicit review of these three types of effect in order that each policy is not assessed in isolation. Guidance proposes a range of assessment techniques, each of which has merits and drawbacks. We have used the matrix-based assessment in this instance as it provides a clearer correlation between policies and objectives than some of the other techniques, although clearly it is a subjective element of the assessment.

Appendix 3 contains a table cross-referencing the SA objectives against the policies and the conclusions are summarised in a table outlining the principal impacts. In summary, the principal effects identified are:

- The absolute increase in energy and water use, and waste arisings; although as noted previously these are inevitable if government / county house building targets are to be met, and the plan makes provision for deploying appropriate technology to improve efficient use of resources;
- The beneficial effect of integrating the urban quarter into wider transport infrastructure improvements across the city that support sustainable transport policy and encourage modal shift;
- An overall positive (synergistic) effect from policies addressing a wide range of aspects of the design, ranging from housing density to the layout of district and local centres, and features such as the country park. These will contribute to objectives relating to settlement character, residents' satisfaction, encouraging early occupancy of Cambridge East and integrating it into the surrounding urban fabric;
- A significant temporary problem which may not be cumulative but which may be repetitive. Development will occur over more than 10 years, and residents in the adjoining suburbs and villages will be subject to impacts for sustained periods, possibly at different times. The situation will also affect those who occupy the first homes on the site. This issue will need coordination of the construction programme to minimise disturbance and good site practices to minimise risks of other impacts such as noise and dust contamination;

- Drainage is a potential issue due to the proximity of SSSIs to the north and east of the site, both of which currently require specific management controls. Contamination and fluctuation in water levels must be avoided by drainage design during construction and once the SUDS is installed;
- Benefits for human health through the provision of open space, encouraging sustainable transport, and provision of other facilities. This is not strictly a cumulative effect, but one where various policies interlock to address an objective comprehensively.

As noted above, in several cases it has proved difficult to distinguish between cumulative impacts and collective impacts – ie. where several policies contribute to an objective. Many of the policies and their supporting text provide mitigation measures for the recognised impacts of the development limiting, in particular, the number of instances where additional cumulative adverse impacts might occur.

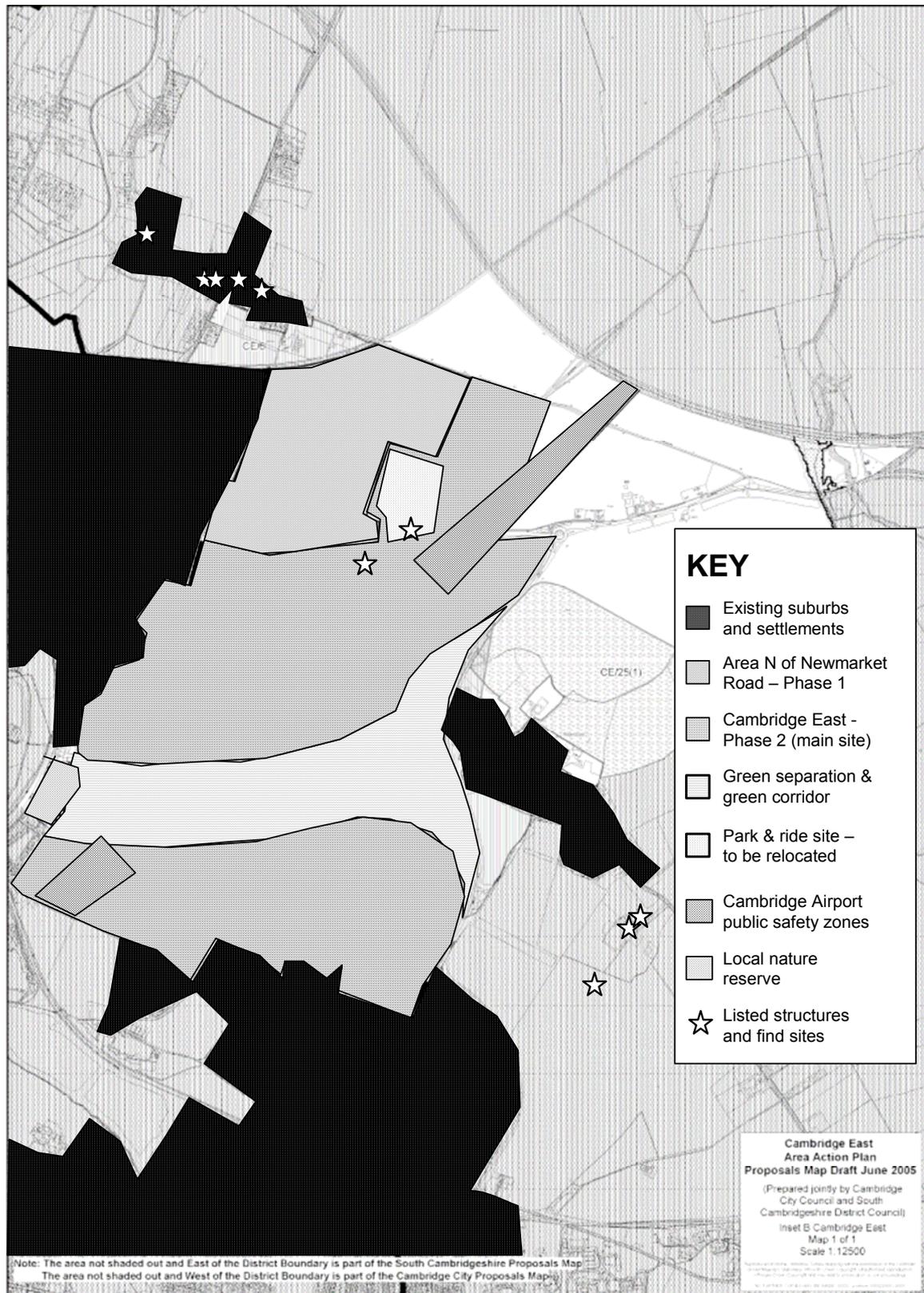
One underlying cumulative impact is the effect of the AAP in identifying those requirements that are consistent with the aim of delivering a sustainable community, and which are in addition to what would normally be sought in terms of infrastructure for a major development such as this. Post-consultation revisions have clarified the approach the Council intends to take on securing funding for certain facilities, and make it clearer that there is a need for external funding of infrastructure which benefits the wider community and not just Cambridge East. Revision of the chapter Delivering Cambridge East also makes explicit reference to the costs of relocating the existing occupiers of the site.

## **6.2 Significant social, environmental and economic effects of the preferred policies**

Appendix 4 contains a matrix indicating where there are potentially significant positive and negative impacts from policies on the SA objectives. In reviewing this table and the summaries below reference should be made to the discussion about important and significant impacts in section 3.1 of this report to understand the terminology we have used. Specifically, in many cases significance cannot be established quantitatively, as it can in EIA for example, due to the limited information about the design and layout of the settlement at this stage.

Each section follows a common structure, presenting the issue that the objective seeks to address, supported by baseline data where appropriate. The impact of the plan is then discussed and the key policies which are predicted to have positive or negative impacts are identified. The section concludes with a discussion of synergistic, cumulative or secondary effects which are also referred to in the sections below. All data defining conditions in the District are taken from the baseline dataset unless otherwise stated. Figure 2 overlays the current proposals map with various parameters that summarise design issues and constraints for the development.

Figure 2: Cambridge East constraints map (Source: South Cambridgeshire District Council, DEFRA; base map © Crown copyright).



### 1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings

The shortage of previously developed land in South Cambridgeshire is reflected in the target that 37% of new dwellings should be built on brownfield sites, compared to the national target of 60% stipulated by ODPM, but which is established in the adopted Structure Plan. In 2003 the rate was 27%, consistent with that over the preceding five years, and suggesting the need for improvement. Over the same period average housing density was 19.7 dwellings/ha., which is typical of the sub-region as a whole, but some way below the minimum threshold of 30/ha. specified in PPG3.

Development at Cambridge East is clearly consistent with this objective, balancing the need to meet the housing targets in the Regional Spatial Strategy and Cambridgeshire Structure Plan policy P9/2c with the need to limit the loss of greenfield land. Redevelopment is almost entirely based on re-use of land currently under industrial / commercial use of various forms. Permanent loss of agricultural land is restricted to a small area to the east of the existing park & ride site and a near-rectangular area between the current North Works site and High Ditch Road. An additional small wedge of land next to the Newmarket Road roundabout is also taken, which is believed to be currently unused. A larger area of agricultural land will also be taken north of Teversham to provide the country park, however this does not result in an irreversible land use change.

A further small amount of land will be taken to accommodate the relocated park & ride site south of the roundabout at the eastern end of the site.

Policies with a potentially significant or important beneficial impact: CE/3, CE/18. Both policies provide for a spatial pattern which minimises greenfield land take although this cannot be calibrated as an impact. The requirement to take forward development of this site to support house building targets and meet Structure Plan policies means that these losses are intrinsically more sustainable than loss of agricultural land elsewhere.

Policies with a potentially significant or important harmful impact: none identified.

The principal cumulative impact is the longer-term effect of creating Cambridge East on development pressure on land around the settlement. Land lying between High Ditch Road and the A14 will lie within the Green Belt limiting further expansion in this direction. Expansion in other directions is only possible in a small area between the relatively new housing development on the north-east of Cherry Hinton and the green separation serving Teversham. It may be appropriate to consider designating additional Green Belt land here to prevent 'creep' to the east side of Airport Way.

## 1.2 Reduce the use of non-renewable resources, including energy sources

Prudent use of natural resources in general is one of the basic themes of the UK sustainable development agenda. Baseline data suggests local consumption of gas is lower than the UK average, at 15,395KwH per home, compared to 17000KwH for the UK as a whole. Nevertheless, climate change concerns mean a need to control consumption or exploit more sustainable power sources. Current targets require a 10% increase in production of renewable energy, although South Cambridgeshire's capacity has remained static at just under 9GwH for the last five years. There is a regional target to generate 14% of electricity needs from renewable sources over the same period. Draft RSS14, Policy ENV8 requires all larger developments to incorporate equipment for renewable power generation so as to provide at least 10% of their predicted energy requirements. The AAP includes the same requirement for Cambridge East. At present there is no other information to assess performance and an additional indicator might measure the number of new developments where recycling of building materials occurred in line with policy CE/34(5).

Introduction of energy efficient technology and renewable energy generation are addressed by policy CE/28 in the AAP. This establishes quotas or thresholds which developers must achieve for the installing photovoltaic cells, solar panels and heat-retention measures. The targets are not particularly stringent, however the Councils consider this the most effective way of providing flexibility in that this is expected to encourage developers to meet these thresholds.

Policies with a potentially significant beneficial impact: CE/2, CE/28, CE/29, CE/33. The absolute impact of these policies will depend on two factors: whether (or how many) developers embrace the proposals in policy CE/28; and whether developers implement the minimum requirement or are encouraged to equip more properties with the relevant technology.

The objective also refers to broad issues of energy consumption, and it is strongly supported by specific policies on sustainable transport (CE/14 and CE/15), as well as broader policies such as CE/2 which support modal shift and reduced reliance on the private car.

Policies with a potentially significant adverse impact: CE/1, CE/3, CE/10, CE/11, CE39. These policies have a negative impact in absolute terms in that development will contribute to increased energy demands in the sub-region. However the primacy of government policy and the targets in policy 5/3 of the Cambridgeshire Structure Plan require provision of major new housing development on the edge of Cambridge and therefore the key relative impact is whether the new technology can reduce the average energy consumption per capita or per household.

The main issue for this objective is the limited cumulative benefit. The Councils need to balance the desire to promote this technology against the financial impositions on developers which are also being asked to contribute to other infrastructure improvements through Section 106 agreements. The benefit of this policy would be maximised if a reasonably ambitious rate of deployment can be encouraged. Some energy efficiency measures can be delivered by design strategies (eg. on massing and orientation of housing)

which do not necessarily carry cost burdens. However by mandating a minimum level of provision developers would be encouraged to buy technology in reasonably large volumes that would ideally reduce the price of each unit, lessening the cost burden of complying with this policy. Consequently some strengthening of the scope of the relevant policies – either by increasing the thresholds or by mandating the minimum level of provision – would improve the long-term benefit. However, it is recognised that the Councils sought to do this with respect to energy conservation in the Preferred Options Report and were advised by GO-East that the planning process should not seek to change matters addressed by other legislation.

### 1.3 Limit water consumption to levels supportable by natural processes and storage systems

The site lies in one of the driest areas of the UK (South Cambridgeshire Scoping Report, para. 8.3), although it benefits from the chalk geology in its southern half, as a result of which measures to maintain the openness of land (for percolation) and maintain the nature structure of drainage systems are essential. Unfortunately evaluation of current conditions is limited by the lack of sustainable indicator information at present, although the Scoping Report notes this is a priority for which a source of data is being investigated. (Note that water quality issues are addressed by objective 4.1).

Water consumption was initially addressed more aggressively than energy conservation: policy CE/26 clause 5 required technology or facilities that reduce household use by at least 25% compared to current rates. This clearly required a substantial reduction in usage as a result of greywater recycling and other techniques. The removal of this requirement at the post-consultation stage in response to GO-East advice that it lies outside the scope of the planning system, and lack of a less ambitious target or alternative mechanism to encourage (rather than enforce) water conservation) greatly reduces the benefit from the policy on this objective.

Impact on groundwater recharge is addressed primarily by policies CE26(1), (3e) and 3(f), all of which provide for sustainable drainage of the site to maintain its current runoff rates and pattern.

Policies with a potentially significant beneficial impact: CE/33. All policies clearly support maintenance of water quality, resources and run-off rates.

Policies with a potentially significant adverse impact: CE/1, CE/3, CE/10, CE/11 and CE/39. The assessment for this objective largely mirrors that of 1.2 above. In absolute terms the development will increase water consumption and part of it will cover what is currently open land into which groundwater percolates. This is offset by the measures in CE/26 to reduce water consumption relative to existing development, and to maintain the overall pattern of local run-off.

The primary secondary and cumulative effects are likely to be the impact on run-off and groundwater absorption. It is not possible to assess the practicality of this requirement without further detail of the site layout.

### 2.1 Avoid damage to designated sites and protected species

The biodiversity value of the Cambridgeshire countryside is a key component of the South Cambridgeshire Scoping Report (see Section 2.2). However the Scoping Report states that there is a relatively low level of formally protected wildlife area given the District's rural character. There are two key designations in the immediate vicinity of the site.

Stow cum Quy Fen lies approximately 2kms to the north, comprising neutral grassland of 'unfavourable but recovering' status, and areas of standing water important for dragonfly breeding. The site is currently subject to an English Nature enforcement notice requiring management procedures and improvements to prevent fluctuation in water levels (note that water quality is not mentioned specifically). Supporting detail for policy CE/26 indicates that water draining of the eastern side of the site passes through Quy Water which crosses the north-western side of the SSSI.

Wilbraham Fen lies a little more than 1km from the eastern edge of the site, beyond Teversham. Like Quy Fen it comprises grassland and fenland habitats, with some of the latter also subject to an enforcement notice to improve management practices.

Barnwell Road Local Nature Reserve is closer at hand, straddling the ring road at the southwest edge of the site in an area that will adjoin the green corridor in Cambridge East. The site supports various bird species of interest (kingfishers, nightingales, redwings and fieldfares), butterflies, dragonflies, grass snakes and water voles.

Policy CE/20 requires the developer(s) to commission a full ecological survey of the site to establish its key biodiversity features, which should be retained and incorporated into the master plan for the settlement, and to identify the presence of any protected species or habitats on the site. The current policy wording requires biodiversity to be surveyed "before, during and after construction". However the need to conserve and protect features such as individual trees other features means this survey needs to be undertaken as early as possible, and within the timetable for the initial master planning work, so that its conclusions and mitigation proposals can be incorporated into the site plan from the outset. It is not possible to assess the impact of policies without clear indication of the presence of protected species and habitats, and the comments for objective 2.2 are also generally relevant.

Policies with a potentially significant beneficial impact: CE/19, CE/20, CE/25, CE/26. The impact of this policy cannot be estimated without the details of an ecological survey of the site. However a key issue is the need to prevent water contamination and fluctuation of water levels that would adversely affect the nearby SSSIs, and this will require mitigation measures during construction until the SUDS is operational and performing these functions. The Barnwell Road nature reserve includes a water environment which will also require protection from changes in water volume and quality.

Policies with a potentially significant adverse impact: none identified.

Potential secondary, cumulative or synergistic effects: none identified. Issues relating to the impact on locally characteristic species are reviewed in the section below.

## 2.2 Maintain and enhance the range and viability of characteristic habitats and species

The Scoping Reports refer to software under development that can estimate the extent to which Biodiversity Action Plan targets and objectives are being achieved countywide. This facility is not available at present, a common problem for councils in our experience. Other indicators such as the trends in farmland and woodland bird populations are not available at local level, but might show significant trends that need to be addressed, given the intensity of the agriculture in the District, especially the north-east.

The Cambridgeshire Biodiversity Action Plan identifies five broad habitats (including acid grasslands and rivers & streams) and a further ten priority habitats (including *ancient and/or species-rich hedgerows*, *cereal field margins*, coastal and floodplain grazing marsh, fens, lowland calcareous grassland, *lowland meadows* and reedbeds). Some of these will be present in the area covered by the AAP, and action plans have been prepared for each habitat. A further twelve local habitats (including churchyards and cemeteries, *roadside verges*, *drainage ditches* and arable land) have been identified. Those habitats that are likely to be present in the AAP area are indicated in italics above although the latter group are likely to be very localised.

Policies CE/19 to CE/21 make broad provision for a range of actions covering conservation, maintaining important features, and introducing new facilities ranging from the country park to a programme of placing nesting boxes and other items within the urban areas. CE/20 is particularly important as it requires the developer to undertake an initial ecological survey, and issues relating to timing and coordination of this work with initial detailed planning of the site are discussed in the review of objective 2.1. Equally important is CE/7(15) which outlines the network linking open spaces within the urban quarter with the adjacent green spaces at Coldhams Common and around Teversham.

The scale of development at the site means that disturbance to local wildlife is inevitable and it is important that the construction, landscaping and biodiversity strategies (see policies CE/35, CE/17 and CE/20 respectively) are coordinated to limit disturbance to local species, in particular allowing them to occupy the green corridor.

The supporting policy text mentions three locally characteristic which benefit from the open aspect of the current airfield: the skylark, grey partridge and brown hare. Redevelopment will replace this large area with a network of spaces which will not offer the same vegetation or openness providing security. It will be necessary to provide habitat compensation for these species if they are identified locally during ecological survey. Ideally this should not be achieved by translocation, and the link from the Teversham green separation to the proposed country park may provide a natural migration corridor provided these features are established before

development of the core site (ie. that south of Newmarket Road) begins, and provided that they provide an appropriate habitat required for these species.

Policies with potentially significant beneficial impacts: CE/5, CE/6, CE/18, CE/19, CE/20, CE/21, CE/25. Their effect cannot be assessed without more detail of the wildlife assets on the site at present, though clearly the policies aim to minimise adverse impacts and should incorporate proactive conservation measures provided the initial survey occurs early enough.

There is a potentially significant secondary impact in terms of the effect of a sustained period of construction on the attractiveness of the site to wildlife. Even if natural features are retained local wildlife is unlikely to use it if there is continual disturbance from construction noise, vehicle movements, etc. There are also risks of contamination from dust, vehicle emissions, accidental spillages and leakages of foul water which would have locally adverse effects and which need to be prevented by thorough application of effective operational procedures under the terms of policy CE/34<sup>4</sup>.

### 2.3 Improve opportunities for people to access and appreciate wildlife and wild places

This objective is not directly related to specific government policies or targets, although there is a strong fit with the objectives of the Countryside and Rights of Way Act 2000 (CRoW), and with government initiatives to promote healthier lifestyles. The baseline dataset has no information on relevant parameters (notably the % of rights of way that are open and in reasonable condition) and we expect this will be addressed by the obligation to measure their availability arising from CRoW. These links have been formalised by references to the Councils' obligations to create and implement a plan for Rights of Way improvements (and connection in the case of Cambridge East) which have been added to policy CE/25 as a result of public consultation.

The AAP makes extensive provision for this objective with the green corridor and green finger network, as well as other communal open spaces, providing biodiversity assets through the urban quarter. Policies CE/16 and CE/17 provide for access to these areas while CE/18 provides for links to the surrounding open land (for wildlife), rights of way and recreational space (for residents).

Policies that have potentially significant benefits: CE/5, CE/6, CE/7, CE/14, CE/16, CE/17, CE/18, CE/19, CE/25, CE/26. Overall significance cannot be judged at this stage but clearly these proposals provide for increased public access to land that is currently largely inaccessible and is therefore beneficial.

There are no policies that conflict with this objective, and any concerns about the broader implications of development on biodiversity in general (places and species) are covered by the comments for 2.2 above.

The only potential secondary issue is the need to balance the desirability of increasing access to the surrounding countryside (to instil satisfaction with the urban quarter as a good place to live, to encourage exercise, and to foster

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<sup>4</sup> Note that contamination is a particular issue as the whole of the site and its surroundings lie within a nitrate-sensitive area.

interest in biodiversity) with the need to maintain the rural character and tranquillity of these areas. It may be appropriate for some parts of the rural surroundings to be designated as Countryside Enhancement Areas. However policies CE/19 to CE/21 recognise the importance of retaining quiet and less accessible areas within the quarter to provide a safe refuge for local wildlife.

### 3.1 Avoid areas and sites designated for their historic interest, and protect their settings

This objective can be difficult to measure because assets are widely fragmented, and their presence only suspected. There is one listed building within the site for Cambridge East which will need to be taken into account in the design of the development at the Master Plan stage.

Figure 2 shows the location of a selection of listed buildings surrounding the site. These are primarily clustered in Teversham and Fen Ditton. Their setting will be protected by the green separation proposed in policy CE/6 for both villages.

The policy CE/22 text identifies a survey undertaken in 2001 which revealed a cluster of remains from various periods along Newmarket Road, with Roman remains identified north of the road on the park & ride site. Re-development of this area will provide an opportunity for further examination. There are also medieval remains approximately 300m east of the eastern boundary of the site between Cherry Hinton and Teversham.

The principal modern assets are the 1930s airport terminal building, which is listed and which may therefore require conservation of other structures with an aviation facility on the site. Policy CE/23 requires a survey of buildings on the site to determine their architectural and heritage value. The policy itself, and the listing system, provide for the buildings to be retained within the urban quarter, and to be sympathetically re-used where possible.

A specific issue concerns the three large hangars on the site. These are distinctive features which might be considered a component of the local skyline. However each occupies a substantial area in a part of the site likely to be allocated to housing. Their size will have a considerable visual impact locally and may cause shadowing on any housing built in the immediate vicinity. The structure review will therefore need to consider their heritage importance against the ability to incorporate them into the site layout.

Policies with a potentially significant beneficial impact: CE/22. CE/23. The impact of development depends on the scarcity and historical importance of the listed and scheduled features listed above.

Policies with potentially significant adverse impacts: none identified.

Potential secondary, cumulative and synergistic effects: none identified.

### 3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character

The Vision for Cambridge East (policy CE/1) sets great stock in the importance of the character of Cambridge and its surrounding area to its attractiveness as a place to live and work (notwithstanding the costs involved), and as a complement to the principal tourist attraction of Cambridge itself. It is difficult to identify meaningful indicators that can be measured readily and at an appropriate scale for the built environment. However this is largely subsumed by the designation of Landscape Character Areas which reflect the integration of settlement pattern and density, building materials, flatness of the terrain, along with more subtle nuances such as the importance of the openness of the East Anglian Chalk to recharging the area's groundwater resources, and the need for new development to reflect the layout and structure of settlements in the vicinity.

This objective is dealt with extensively by a range of policies within the plan, ranging from the broad over-arching vision of CE/1 to those dealing with features which are to be designed into the urban quarter and an extensive range of landscaping features which mitigate visual impacts and provide additional enhancements. These include:

- Urban layout integrating housing with amenities and communal / open / play space in close proximity to enable easy access and facilitate community activities and interaction;
- High quality urban design to ensure the high density layout of housing and mixing of land uses does not compromise the standard of dwellings provided in the quarter;
- Mixing housing styles to give a uniform (but not repetitive) feel to the development, and internal landscaping to prevent the higher densities giving a 'hemmed in' impression;
- Creating an implicit hierarchy within the quarter by establishing local centres to serve the immediate community so that the development is not focused on a single centre surrounded by dormitory suburbs;
- Integrating sustainable transport and especially foot and cycle access within the quarter, and to recreation space and other amenities within and beyond it;
- Landscaping the edges of the settlement to integrate them with the adjacent areas, providing green separation both to protect older settlements from visual intrusion, and to provide continuous features linking through the settlement to those closer to the centre of Cambridge.

Policies with potentially significant beneficial impacts: CE/2, CE/4, CE/5, CE/6, CE/7, CE/8, CE/9, CE/10, CE/12, CE/14, CE/17, CE/18, CE/21, CE/37. It is not possible to assess the impacts of these policies at this stage.

Policies with potentially significant negative impacts: none identified. In practice this conclusion assumes that the screening and other impact reduction measures proposed in policies on green separation, etc. will provide

effective mitigation of visual impacts of the development, and this will need to be tested in a formal assessment of the impacts during EIA.

Potential secondary, cumulative and synergistic effects: the principal long term synergistic impact is that the combination of good quality urban environment and well-provisioned amenities within and around it will create the cohesive community envisaged by policy CE/1.

### 3.3 Create spaces, places and buildings that work well, wear well and look good

This objective is one of the most difficult to assess since it is largely subjective. Good urban design principles address specific requirements within settlements, and this is assumed to be the focus of the objective. The need for good quality landscape is assumed to be addressed by objectives 2.2 and 3.2.

A 2002/3 survey suggests South Cambridgeshire is performing well, with 90% of residents satisfied with the quality of their immediate (built) environment, which is above the national average. This outcome appears to reflect the predominantly rural aspect of the area, and the open, low density layouts of many of the District's principal settlements, which will not be directly relevant to a major extension to Cambridge.

It is closely linked to objective 3.2 and the bullet points for the preceding objective identify the components of the design and infrastructure for the development which will help most in achieving it.

Policies with a potential beneficial significant impact: CE/8, CE/9, CE/10, CE/11, CE/12, CE/14, CE/16, CE/17, CE/18, CE/21, CE/37.

Policies with a potential significant adverse impact: none identified.

Potential synergistic and other benefits: as for objective 3.2.

### 4.1 Reduce emissions of greenhouse gases and other pollutants (including air, water, soil, noise, vibration and light

The Scoping Reports highlight several issues under this objective where local conditions are below national averages, or where performance has deteriorated recently. Commuting patterns (including the school run) are a particular issue, which contribute to local congestion to add to the 28% increase in vehicle traffic over the period 1992-2002. Local monitoring has shown that traffic flows into and out of Cambridge are static but above the level stipulated in the Local Transport Plan. A further indication of the nature of the problem is that trunk traffic flows are 70% above the national average, and that on other principle roads is 35% higher. This situation has implications for air quality with recent data showing levels along the Cambridge Northern Fringe were static but already 30% above UK and European thresholds. Furthermore, dust concentration may be an issue.

Two measurement stations providing local data show concentrations of 40 and 72 $\mu\text{g}/\text{m}^3$  respectively, the first equaling the air quality threshold for this

parameter, and the second being almost double. However from 2005 the dust concentration threshold is cut to 20  $\mu\text{g}/\text{m}^3$  (to be achieved by 2010) suggesting a potential air quality problem if these levels are typical of the locality.

However improvements in engine technology and the increased proportion of vehicles fitted with catalytic converters are forecast to drive down background air quality over the next five years, although it has not been possible to establish whether the 2010 forecasts are based on growth in traffic over the period 2001-2010 that is consistent with actual recent growth.

Water quality does not appear to be a problem with all main rivers achieving 100% rating on biological and chemical quality, a significant improvement on the situation five years and well above the national target of 95% by 2005. The quality of smaller water courses is not known.

Current National Air Quality Survey (NAQS) data forecasts high levels of  $\text{NO}_2$  along Newmarket Road in 2005, equivalent to around 62% of the current national threshold. This is slightly higher than levels along other major arteries into the city and is assumed to reflect the impact of high traffic levels and queuing during rush hour periods. The NAQS data forecasts a reduction in  $\text{NO}_2$  levels to around 50% of the threshold by 2010, though direct action to reduce car-based commuting is necessary to reduce this level further.

A transport assessment of the impact of the development and its implications will be required. This will need to be taken into account as part of the Area Action Plan process.

The Plan contributes to the objective directly by:

- Co-locating new housing with a very substantial provision of new jobs within the urban quarter to reduce trip length and out-commuting (CE/2, CE/7);
- Providing an integrated network of public transport services within the development, and linking it to bus, cycle and pedestrian infrastructure, particularly those providing routes into the City itself (CE/2, CE/14);
- Controlling access to the quarter from certain junctions which will limit the impact of additional traffic on the surrounding road system, beginning this process when development starts north of Newmarket Road (CE/13);
- Requiring appropriate and consistent construction management procedures to limit site traffic and its impact on the area (CE/34);
- Requiring developers to provide evidence that development of any type will not contribute to emission levels (CE/31).

Impact on PM<sub>10</sub> levels is addressed primarily through the construction strategy (CE/33) since the release of material from excavation and demolition work, storage or removal of spoil, and ground churned by site traffic are the most likely sources of additional dust, and will require specific measures in the developers' submissions.

Noise impacts will depend on the timing and location of construction activities, and depend on their duration (ie. nuisance effect over a sustained period), proximity, and whether there are cumulative effects from various plant operating simultaneously. Time of day is assumed not to be an issue provided the considerate contractor strategy required by policy CE/34 is enforced.

Site plant typically emits sound levels above 80dB (decibels) at a distance of 7m, with levels exceeding 100dB for unsilenced equipment<sup>5</sup>. These levels reduce by 3dB with each doubling of distance from the source, however this means there are areas around the perimeter of the site where there is still considerable scope for intrusive noise impacts, specifically affecting:

- Housing adjoining the west side of the development overlooking the redeveloped airfield maintenance compound, and the North Works area to the north of Newmarket Road;
- Housing on the northern edge of Cherry Hinton which adjoins the southern edge of the southern part of Cambridge East;
- Housing within the urban quarter which is occupied early while development continues in adjacent sectors.

The construction strategy should require the installation of temporary noise abatement measures (possibly paneling) to limit the impact on neighbouring areas, as well as appropriate management processes and controls on working hours. Policy CE/34 clause 6 notes that construction spoil might be used to provide permanent barriers to traffic noise, and there is also scope to use it as a temporary noise barrier provided it is stored in a way that does not increase dust levels.

Visual impacts are addressed through a series of policies on landscape treatments within and at the edge of the settlement, while air quality and noise are addressed primarily in terms of construction impacts (though clearly the former is also influenced by those policies encouraging sustainable forms of transport). Policies CE/31 and CE/34 will also address noise levels from any form of development, and from construction, respectively.

The principal temporary impact will be the sustained effect on air quality of phased construction over a period of 10 years, arising from:

- Removal, storage and replacement of topsoil and construction spoil;
- Excavations;
- Exhaust fumes from construction traffic and other plant;

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<sup>5</sup> British Standard 5228, quoted in Morris P & Therivel R (eds), 2001, *Methods of Environmental Impact Assessment*, 2<sup>nd</sup> ed.

- Emissions from other site equipment (eg. crushers, drilling / piling equipment, etc.).

It is not possible to calibrate the effect of these activities in terms of the likely increase in NO<sub>x</sub> and PM<sub>10</sub> levels without more details of the location and timing of site activities, an indication of which activities will occur concurrently, or information about the routing of construction traffic. Table 9 indicates best practice criteria for assessing how far 'nuisance dust' (equivalent to the PM<sub>10</sub> pollutant) can be expected to penetrate away from construction activities, and also how far soiling (ie. deposition of other particulate matter on surfaces) is likely to penetrate. Activities at Cambridge East clearly fall into the 'large construction site' category.

**Table 9: Construction dust assessment criteria (Source: Laxen, 2000<sup>6</sup>)**

Source	Potential Distance for Significant Adverse Effects (Distance from source)	
	Soiling	PM <sub>10</sub> *
Large construction sites, with high use of haul routes	100 m	25-50 m
Moderate sized construction sites, with moderate use of haul routes	50 m	15-30 m
Minor construction sites, with limited use of haul routes	25 m	10-20 m

\* Based on 35 permitted exceedances of 50 µg/m<sup>3</sup> in a year

The rates shown in Table 9 suggest that any impacts of construction activities should be relatively localised within the areas under development at a particular time. Nevertheless it should be noted that soiling and nuisance dust would be more extensive if there are inadequate controls on site.

Water quality is addressed explicitly in terms of the need to prevent any water leaving the site, whether through natural processes or in sewage systems, from contaminating the surface and groundwater regime (policy CE/26). However particular attention will need to be paid to the volume and quality of water discharging eastwards off the site to ensure there are no adverse impacts on the two nearby SSSIs (see objective 2.1). These controls will be provided by the SUDS once development is in progress, but temporary measures such as sediment traps will be necessary to prevent adverse effects of runoff during construction.

In addition a range of policies in the AAP, including CE/26 (water resources and drainage), CE/32 (land contamination), and CE/30 and CE/31 (noise and light pollution) would also apply across the site. We would also expect matters such as requirements to limit light spill to be addressed in the detailed design guides for the development.

Policies with a potentially significant beneficial impact: CE/4, CE/11, CE/15, CE/28, CE/30, CE/31, CE/32, CE/34. At present the significance of the impact

<sup>6</sup> Laxen, D., 2000. Dibden Terminal Technical Statement, Air quality Impact assessment TS/AQ1, Associated British Ports.

of these policies cannot be calibrated as this will depend on the design brief and timing of new development.

Policies with potentially significant adverse impacts: none identified. Policy CE/13 provides for road access to the development, and this will clearly have localised impacts on air quality. Access points are optimised to balance the need to provide residents, visitors, delivery vehicles, etc., with access to the site while limiting their impact on sections of the surrounding road network.

As stated for previous objectives, it will be essential that there are consistent and effective site operational processes to minimise the generation of dust during the removal, storage and re-location of spoil, and its disturbance by site traffic. The green separation areas will afford protection to properties in that are close to construction activity along some edges of the development but additional measures will be necessary in other locations. Moreover this does not rule out:

- Contamination from materials being transported into / out of the site;
- Contamination by ongoing construction work which affects adjacent parts of the settlement which have been completed and are occupied.

Both issues will need to be addressed in the construction strategy.

Given the duration of the work there is also an inevitable risk of material being washed from the site into adjacent water courses, and it will also be necessary for the construction strategy – and ultimately the operational procedures – to ensure adequate filtration facilities are provided in working areas to limit the risk of surface water contamination. There are no sensitive sites within the immediate vicinity of the northern and eastern edge of the development, although this will need to be confirmed by the ecological survey (see policy CE/20). However any release of material will adversely affect the water environment and is therefore inconsistent with policy CE/26.

Note also that the policies dealing with construction activities do not currently refer to the possibility of contaminated land on the land either side of Newmarket Road, including the Marshalls aviation facilities, and the car showrooms, workshops and other facilities on the northern side. An initial search undertaken for the Initial Sustainability Appraisal identified a site within the North Works area which has a Pollution Prevention & Control license, indicating that the planning conditions in policy CE/40 should require the developer(s) to undertake a contaminated land survey consistent with the requirements of policy CE/32, the results of which would be incorporated into the construction strategy.

#### [4.2 Minimise waste production and support the recycling of waste products](#)

The Scoping Reports suggest this is another pressing problem for the area.

In South Cambridgeshire, there was a 25% increase in waste generation to 352kgs/household over the period 2001-2003. In 2003 just over 20% of this material was recycled and a further 5.3% was composted. While both represent good progress, the sizeable increase in waste generation creates

extra pressure to meet the target for value recovery from 40% of waste by 2005.

In the City, waste generation is 429kgs/per person per year for 2003-04, a minor reduction on the previous year. The Government has set the City a combined target for recycling and composting of 30% of waste by 2005

In absolute terms the AAP does not support this objective because it will generate around 4million kilos of household waste once the settlement is complete, added to which there will be an as yet unknown volume of municipal waste as well as that produced by business and commercial activities in the settlement. In practice the role of the AAP will be to contribute to the Cambridgeshire Waste Strategy by ensuring that facilities are provided in housing and employment areas to encourage increased recycling. This issue is not currently addressed explicitly in the AAP text. Meanwhile other policies, such as CE/26 and CE/34 also support recycling of water resources and construction materials respectively.

Policies with a potentially significant beneficial impact: none identified although CE/26 and CE/34 contribute to this objective.

Policies with a potentially significant adverse impact: CE/1, CE/10, CE/11, CE/12, CE/24, CE/39. All policies have an adverse impact as they result in new growth of developed land, and therefore contribute to the problem of increase waste arisings mentioned above. Clustering of new housing and employment on single sites will help by making it easier to organise waste collection, but both will contribute to waste growth and collection of industrial and commercial waste lies outside the Councils' control.

The principal cumulative impact is the growth in waste arisings as a result of development on the scale envisaged. The principal secondary impact is the increased requirement for treatment of sewage and foul water which arises from development of land that currently has little housing or employment on it. Text supporting policy CE/23 indicates waste water will be directed to the Cambridge Sewage Treatment Works, and that plans to relocate the facility will take account of requirements arising from Cambridge East.

#### 4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)

This objective addresses two areas: reducing the vulnerability to flooding, and improving the thermal efficiency of structures to retain heat thereby reducing energy demands. Both parameters are difficult to calibrate at present, although the Scoping Reports propose to use GIS of Environment Agency data to determine the number of properties currently lying within moderate to high (100 to 50 year incidence) areas.

Water from the northern and eastern sides of the development area drains into the Cam via three separate routes, while that on the south side drains into the river via Coldham's Brook. The emerging South Cambridgeshire strategic flood risk assessment indicates that there are two small areas of moderate to low risk along the lines of local surface drains just to the west of Teversham (at the eastern perimeter of the airfield, and just to the east of the

park & ride site). These areas are shown on the proposals map which accompanies the Preferred Options Report.

The AAP addresses flood risk through the combined action of policies on the design of the water park / SUDS, and the broader requirement to ensure that natural drainage patterns are maintained in terms of quantity and direction, and which reflect the results of the emerging South Cambridgeshire strategic flood risk assessment. Stormwater and runoff will be collected or intercepted by pipes and channels into the green corridors, then into the water feature / SUDS, and then into the existing drainage system.

Flood risk to the settlement is negligible. However the construction strategy and site design will need to mitigate potential flood risks at sections of the drain along the eastern side of the airfield as shown on Figure 4. These are confined to the 100-year event threshold, however risk must not be increased by interruption of natural drainage patterns.

The size and design of the components will need to be checked to ensure the system has adequate capacity to deal with stormwater runoff and within the system of balancing ponds.

Revision of policy CE/26 as a result of consultation strengthens the Plan's sustainability in this respect by addressing the need to coordinate various SUDS, which may be implemented by individual developers, using the mechanism of a Strategic Surface Water Drainage Scheme. This is required early in the development, and the scale of development suggests it should integrate drainage mitigation during construction also.

As noted for objective 2.1, water draining off the east will be carried past the Quy Fen SSSI where remedial measures are currently in place to prevent water level fluctuations.

Reducing energy use, particularly by improved heat retention in buildings, is addressed by policy CE/28 and has already been discussed in the review of objective 1.2.

Policies with potentially significant beneficial impacts: CE/7, CE/17, CE/26. The overall impact of these policies depends on the detailed design of the drainage and flood control infrastructure across the site, and along its eastern edge in particular.

Policies with potentially significant adverse impacts: none identified.

The policies support this objective but will apply only to new development. Other initiatives will be necessary to encourage increased use of energy-efficient solutions in existing housing stock.

### 5.1 Maintain and enhance human health

Data presented in the Scoping Reports suggests this is not a particular problem for the area, with life expectancy above the national average (79 years for men, 83 for women in South Cambridgeshire, 77 for men and 82 for women in Cambridge City, compared to national averages of 76 and 81 respectively) and incidence of long-term illness below it (12.7% in South Cambridgeshire compared to 18.2% nationally). Nevertheless concerns about increased obesity levels suggest that any policy initiatives that contribute to healthier communities are desirable.

It is difficult for the AAP to improve human health directly, therefore its main contribution is to provide facilities that support initiatives by other bodies such as the Department of Health and local Primary Care Trusts. In this respect the AAP is strongly supportive. It addresses this issue primarily through infrastructure and design provision that encourages people to take more exercise in several ways:

- Making public transport accessible, so people are encouraged to walk to the bus stop or guided bus interchange (rather than driving to work);
- Designing the spatial pattern of housing, services amenity and some employment to minimise distances, encouraging people to walk or cycle, or use public transport, and by providing adequate footpaths and cycleways to encourage such behaviour;
- Improving the provision of open space within and close to the town for informal and formal recreation, and policy for dual-use of school sports and other facilities wherever this is feasible.

The latter approach includes the deliberate use of green corridors and links to surrounding open space to provide recreational facilities for residents from the outset.

Policies with potentially significant beneficial impact: CE/2, CE/12, CE/14, CE/15, CE/16, CE/17, CE/24. The impact of these policies cannot be calibrated because this will depend on how many people make use of the opportunity to get more exercise, commute by other modes of transport, etc. Nevertheless the corresponding assessment in the South Cambridgeshire Core Strategy notes that many smaller settlements in the District are poorly served by recreational facilities and therefore the facilities in Cambridge East should provide opportunity to adopt a healthier lifestyle.

Policies with potentially significant adverse impact: none identified.

There are potential secondary impacts from poor air quality which has been identified under objective 4.1, and which might contribute to localised incidence of respiratory problems.

## 5.2 Reduce crime and the fear of crime

Crime rates in South Cambridgeshire are a little above half those across the county (57 per 1000 people, compared to 94), and with a small drop in rates over the last two years. Crime rates in Cambridge are higher, at 159 per 1000 people, reflecting higher incidence in a larger urban area. The most recent Quality of Life survey reveals 70% of residents in South Cambridgeshire feel safe or fairly safe after dark, which is better than the level across the county as a whole but in Cambridge City the figure is only 35%. Moreover provision of good recreation and leisure facilities for teenagers was seen as an important contributory task.

Primary responsibility for reducing crime lies with other authorities, and the AAP only deals with the objective through a general statement

A number of policies may not have a significant impact but implicitly support this objective. These include:

- Those to encourage a mix of housing sizes so that there is a consistent form and feel to neighbourhoods rather than segregation on housing type (and implicitly on income);
- Those to provide a good range of services and vital town centre to encourage civic pride; and provision of adequate recreational facilities.

Policies with a potentially significant positive impact: CE/2. This policy makes clear the need for well-lit and overlooked footpaths and other routes. The need to provide a safe 'feel' to the settlement is also acknowledged in the transport objectives that precede policy CE/13; in the need for secure parking for all forms of transport (policy CE/14); and in the overarching need for a secure environment (policy CE/21).

Policies with potentially significant adverse impact: none identified.

There are no secondary or other impacts evident.

## 5.3 Improve the quantity and quality of publicly accessible open space

In South Cambridgeshire performance on this objective is below standard with local provision of strategic open space 25% below the equivalent level across the county. The impact of this is intensified given the relationship with the City of Cambridge, whose residents also utilise sites in the surrounding countryside. The most recent South Cambridgeshire audit of outdoor play space shows that some smaller villages have no informal recreation space. The provision of sports pitches per population in the City is lower than in South Cambridgeshire, and many City residents utilise pitches in the surrounding district.

The AAP addresses these issues directly by a range of policies providing for open space for informal and formal recreation within the settlement and in the adjoining countryside. In addition to policy CE/24 which ensures provision within the settlement meets national standards. Provision of formal sports facilities will be determined by a formal strategy, and inclusion of a secondary

school within one of the local centres may provide scope for shared-use facilities that would benefit the broader community.

Whereas CE/24 addresses formal recreational facilities, the objective is implicitly supported by many of the landscaping policies which provide for additional, accessible, linked green space within and surrounding the site.

Revisions to policy CE/25 made as a result of consultation have made clearer the nature of Strategic Open Space, its purpose, and the arrangements by which the Councils will seek to fund its provision. However we note that where provision exceeds the level of provision required by the new Strategic Open Space standard to serve the needs of the development, it will need to be funded from other sources.

Policies with a potentially significant beneficial impact: CE/6, CE/7, CE/8, CE/9, CE/10, CE/14, CE/16, CE/17, CE/19, CE/21, CE/24, CE/25, CE/37. As noted above, the Plan makes provision for more open space in line with national standards and supplements this with other areas.

Policies with potentially significant adverse impact: none identified.

Potential synergistic, cumulative and secondary impacts: none identified.

#### [6.1 Improve the quality, range and accessibility of services \(eg. health, transport, education, training, leisure opportunities\)](#)

County monitoring shows that 83% of South Cambridgeshire's population lives in communities with low levels of provision or ready access to basic services, such as a primary school, doctors' practice, shop, and regular and convenient public transport. The situation in Cambridge City is different, with greater accessibility to services, as would be expected.

The Cambridge East AAP addresses the requirements of the objective fully.

- Policy CE/8 for the district centre aims to encourage a range of comparison and convenience shopping which serves Cambridge East and the surrounding suburbs, and which complements the facilities in the city centre. Other community and leisure facilities will occupy the area which will be served by the High Quality Public Transport infrastructure required by policy CE/14.
- Policy CE/9 also provides for a second tier of local centres serving neighbourhoods within the quarter to ensure that a basic range of services (retail, health, etc.) are close at hand.
- Policy CE/12 demands a range of community facilities which will benefit local residents and possibly those of the surrounding suburbs, while policy CE/24 provides for a range of high quality recreation facilities.
- Policy CE/9 makes provision for both primary and secondary education facilities requiring primary schools to be sited centrally within the five neighbourhoods / local centres to ensure accessibility and provision to meet local needs.

- Collectively many of the policies address the need to provide high quality, readily accessible sustainable transport infrastructure (footpaths, cycle ways and bus stops), while the overall vision (policy CE/1) site (CE/3) approach to town and local centres (CE/8 and CE/9 respectively) and housing (CE/10) are consistent with government policy encouraging mixed land-uses, reducing distances between home, shops and work, and increased housing densities close to urban and service centres.
- Finally, the district centre (CE/8) is intended to provide a multi-functional core to the quarter, encouraging multi-function trips.

Policies with potentially significant beneficial impacts: CE/2, CE/7, CE/8, CE/9, CE/10, CE/11, CE/12, CE/14, CE/21, CE/24, CE/27, CE/37. Beneficial impacts should be achieved by linking policies on housing, retail and employment allocation and transport so that they are consistent and mutually-reinforcing. The exact impact of these policies depends on the number and range of facilities that will be attracted to Cambridge East.

Policies with potentially significant adverse impacts: none identified. However a change following consultation recognises the potential impact of the District Centre in Cambridge East on services and amenities in surrounding, existing communities. This policy would be more robust in socio-economic sustainability terms if it indicated how such impacts will be addressed, and it is assumed that the Councils' respective Core Strategies include policies to control the loss of key services. Equally it is acknowledged that such effects should be compensated by improved access to a wider range of services and amenities in Cambridge East than these communities currently enjoy.

The principal synergistic impact is the provision of a broad range of services and amenities in a single location. As noted above this should encourage multi-purpose trips, reducing vehicle movements, and ideally such trips would not be made by car, contributing to other SA objectives. Moreover policy CE/8 implies that facilities in Cambridge East should be sufficiently diverse to attract people from the whole of the city, and adjacent villages, again providing an opportunity for multi-purpose trips.

## 6.2 Redress inequalities related to age, gender, disability, race, faith, location and income

The Scoping Reports provide two statistics that illustrate the difficulty of measuring this objective. The most recent Quality of Life survey shows 70% of residents in South Cambridgeshire regard their local environment as 'harmonious' (compared to a county-wide figure of 64%) and an Index of Multiple Deprivation score of 6.9 in South Cambridgeshire and 14.6 for Cambridge City, compared to the county average of 12.3. The South Cambridgeshire figure is not particularly surprising given the largely rural nature of the county and the nature of local employment growth, which has largely been in sectors offering attractive salaries. However this situation should not overlook the need to provide balance work opportunities for a wide range of skills and skill levels.

The AAP does not deal with all the listed equalities explicitly, indeed those relating to gender and race, for example, would be addressed through other legislation. However it addresses others in various ways:

- Age: the plan adopts spatial design of the settlement to make it implicitly easier for the elderly to access services and facilities either in their immediate vicinity (in local centres) or by public transport links to the district centre. The supporting text of housing policy (CE/10) explicitly mentions providing some special needs housing, possibly with convenient access to care workers, while provision of care facilities for this group is addressed by policy CE/12 (para. D6.6);
- Disability: the needs of this group are mentioned at several locations in the supporting text. However the need to provide for disabled access within the urban area, and along green corridors and other recreational routes could be made more explicit;
- Faith: policy CE/12 (para. D6.24) acknowledges that the requirements for places of worship are still being investigated and, indeed, it is difficult for the Council to be prescriptive without knowing the mix of denominations among the likely residents;
- Location: the plan as a whole (but particularly policies such as CE/8 and CE/12) provide for equality of access to services and facilities throughout the urban quarter;
- Income: the AAP cannot directly address disparities in earnings, but its affordable housing policies address one of the most important aspects of income disparity which will benefit those in the key worker sector and those on lower incomes who may live in sub-standard accommodation. Intrinsically policies on employment provision (CE/11), while seeking to foster growth in IT and R&D sectors, will also provide jobs across a broader range of business and commercial sectors in skilled and semi-skilled jobs, as well as positions in the public sector (teachers, health care workers, etc.).

Policies with potentially significant beneficial impacts: CE/10, CE/12, CE/24, CE/27. These policies fall into two groups. One set will address the mismatch in supply, demand, and cost in the local housing market. Others address another aspect of disadvantage that is not evident in the objective itself. They facilitate improvement in public transport services or alternative travel modes which will benefit those without a car or who are unable to drive. Indeed, other policies on affordable housing provision can ensure it is provided in central locations so that those with mobility problems have easier access to services.

Policies with potentially significant adverse impacts: none identified.

Potential synergistic, cumulative and secondary impacts: none identified.

### [6.3 Ensure all groups have access to decent, appropriate and affordable housing](#)

A Land Registry survey shows the house price-to-earnings ratio was 6.6 in South Cambridgeshire in 2003, which was in line with the East of England average. In Cambridge city this ratio had reached 9.8. This has the greatest

impact on those on low or modest incomes. Moreover, in common with elsewhere in the county, too much of the recently added stock has comprised large 4-5 bedroom houses on spacious plots. The situation is worsened by recent completions in which only 19% in South Cambridgeshire, and 21% in Cambridge City were classed as affordable. This is higher than the average rate over the period 1998-2003 but below the 30% target specified in the Councils' respective adopted local plans. The Councils acknowledge that current provisioning does not meet Housing Needs Survey 2002 identified requirements. For South Cambridgeshire there was a backlog of 800 units at 2002, and a net affordable housing requirement of 884 units per year thereafter; and for Cambridge City, a backlog of 297 units, and a net affordable housing requirement of 734 units per year thereafter.

The AAP quite clearly addresses this issue directly. Consultation supported the Councils' preferred option of seeking provision of 50% in new development, well above the respective local plan targets.

Policy CE/10 is somewhat deficient in that it fails to make clear the level of provision required for elderly, retired residents since encouraging an appropriate age mix will be an important contributor to developing an inclusive community.

Policies with potentially significant positive impact: CE/7, CE/10, CE/39. The policy impact is assumed to be significant although there is currently no detail about the build rate and therefore the number of dwellings (affordable and open market) that would be added to the housing stock each year.

CE/10 provides for housing densities substantially above the minimum level of 30 dwellings per hectare currently required by PPG3, and in ensuring there is a suitable mix of property sizes to meet requirements identified in the 2002 Housing Needs Surveys, which is primarily for 1 and 2 bedroom homes.

Policies with a potentially significant adverse impact: none identified.

#### [6.4 Encourage and enable the active involvement of local people in community activities](#)

Increased community involvement has been a hallmark of the current government, down from the establishment of National and Regional Assemblies to encouraging more consultation on decisions that affect the local community. Material in the Scoping Reports focus on the aspect of community involvement in decision-making, however this is difficult to measure accurately and objectively. Nevertheless the Scoping Reports note the most recent Quality of Life survey shows only 22% of South Cambridgeshire and 27% of Cambridge City residents consider that they can influence decisions affecting the local area, and this leaves clear room for improvement.

We have adopted a broader definition of this objective which focuses less on empowerment and more on involvement of residents in their community both through social activity and semi-formal administrative forums. In this respect the AAP supports the objective in a number of ways.

Policy CE/10 requires provision of a range of community facilities ranging from adult learning facilities, community centres, etc., to a youth centre. Less directly, the design of the town centre (policy CE/8) aims to provide a meeting place for residents, while the structure of local centres also aims to provide a local social focus based on a limited set of facilities (including primary school and possibly some local employment units). These facilities are also supplemented by extensive provision for formal recreation.

Cambridge East also provides a near unique opportunity to build a new settlement around a broadband communications infrastructure supplying entertainment, telephone, information and community services. This opportunity is recognised by policy CE/27 although it does not specifically mandate the provision of broadband infrastructure. Nevertheless such technology provides an opportunity to deliver media that could help to involve residents more in community activities and decisions, and providing access to services to help the disabled and less mobile (ie. supporting objective 6.2).

Policies with a potentially significant benefit: CE/12, CE/24, CE/36, CE/37.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: none identified.

#### [7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence](#)

Unemployment has remained consistently low around the last 5 years at around 1%. This is well below the county average and suggests this will not be a problem provided the appropriate employment can be provided for the new residents of the new communities. However one adverse trend in the current employment situation is that over a third of South Cambridgeshire's population travel more than 5kms to work, although this is lower than the regional average and to be expected given its dispersed settlement pattern.

The key word in the objective is access. The AAP provides for access to a range of employment opportunities both by type and location. Policy CE/11 states the development will make provision for between 4000 and 5000 jobs in the longer-term. Assuming an average of two occupants per dwelling, this suggests the development would provide employment for almost a quarter of its residents.

The Plan provides for a range of employment opportunities that meet the need to focus on high tech and research sectors complementing the sub-region's strengths and supporting these activities in the Cambridge area. However the broad range of employment provision envisaged ensures a range of office, retail and other opportunities requiring a comparable range of skills.

For the remaining residents who will seek jobs outside the urban quarter, the High Quality Public Transport links proposed by policy CE/14 will provide links into the city centre and to the other employment nodes centred on Addenbrookes Hospital in the south, and the cluster of science / business parks in the north.

Policies with potentially significant beneficial impacts: CE/2, CE/8, CE/11, CE/14, CE/15, CE/27, CE/37. All these policies help to facilitate expansion of a sustainable base of new employment, though their significance depends on how much employment can be attracted to the sub-region by other agencies.

Policies with potentially significant negative impacts: none identified.

The principal synergistic impact has been mentioned for other objectives, namely the planned co-location of housing and work to reduce commuting times and encourage modal shift wherever possible.

### 7.2 Support appropriate investment in people places, communications and other infrastructure

There is currently no data available and this objective will be difficult to measure. We assume appropriate investment will encompass private and public sector projects, with a sizeable proportion of the former being secured through Section 106 agreements. The accompanying text to policy CE/12 (para. D6.1) makes clear the approach the Councils intend to pursue, which is consistent with national planning policy guidance.

The AAP makes extensive provision for securing funding for further infrastructure through such agreements which are detailed in policy CE/39 and the general approach is defined in policy CE/2 (criterion 28). The main issue this raises is the financial burden imposed on the developer(s) which will be in addition to the legal requirement to fund all basic services, facilities and infrastructure.

Policies with a potentially significant positive impact: CE/2, CE/7, CE/8, CE/12 CE/13, CE/14, CE/15, CE/26, CE/27. The significance of these impacts cannot be assessed without more detail of the scale, scope and location of developments to which these policies would apply.

Policies with a potentially significant negative impact: none identified.

Cumulative and other impacts: none identified other than the implications for funding. This would be disadvantageous if, for example, it affected developers' ability to provide economically viable affordable housing, giving the Councils recourse to use policy CE/10 clause 10 to secure a lower level of supply than the AAP envisages.

### 7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy

This is another sustainability area that is surprisingly difficult to assess in a robust and effective manner, and the primary indicators are indirect. Recent trends show an increase in viable VAT-registered firms of just below 0.9% per annum, somewhat below the District figure for 2001. Indeed Cambridge City experienced a fall of 0.8% in 2002/3. Nevertheless the sub-region is also regarded not just as a centre of excellence in R&D and IT but also as an entrepreneurial hotbed.

Employment policy (CE/10) clearly supports this policy by ensuring that the urban quarter is a significant employment centre (ie. not just a dormitory suburb of Cambridge), which will create a substantial increase in employment and in all forms of economic activity in the eastern part of the city. The policy also supports the objective in prioritising IT and R&D strengths but requiring a broad base of employment to maintain the vitality of the local economy.

The district centre policy (CE/8) and the internal relationships between it and local centres support the overall retail hierarchy in seeking to provide a self-sustaining community while complementing facilities in the city centre.

Policies with potentially significant positive impact: CE/2, CE/8, CE/9, CE/11, CE/27. The scale of impact cannot be judged without further information about the volume of employment that will be created.

Policies with a potentially significant negative impact: none identified.

Potential cumulative, synergistic and secondary impacts: none identified.

### **6.3 How social, environmental and economic problems were considered in developing the policies**

Social, environmental and economic problems were identified from the initial scoping work and are listed in section 4.4 of this report. The range of policies and options proposed in the Preferred Options Report include measures to address these issues through individual targeted policies (eg. that on landscape character protection corresponds to the need to preserve open views to Cambridge and its skyline).

As comments in the detailed assessments indicate, many aspects of policy are dictated by central and regional government planning guidance and strategy, government policy on housing. Any plans and strategies which diverge from current guidance are unlikely to be regarded as acceptable, and therefore these documents constrain the number and range of alternatives that might be proposed and which are reasonable.

Table 10 cross-references the issues identified in the Scoping Report (see section 4.5) against the policies in the draft AAP to show the extent to which each issue is addressed by at least one policy<sup>7</sup>. It shows that only three objectives are not addressed to some degree:

- Sterilisation of sand and gravel: this is primarily an issue for the Minerals Development Framework, although the LDF should support it by ensuring that permanent sterilisation does not occur;
- Sites for travellers: this issue will be addressed by South Cambridgeshire through a separate DPD;

<sup>7</sup> The original cross-check was based on the Preferred Options Report, which contained 117 policies. Table 10 is based on identifying the corresponding policy area in the draft DPD; in some cases this may be policy itself or the supporting text. A check was also undertaken which confirmed that the principal issues identified by the Cambridge City Scoping Report (see table at the end of section 4.4) were addressed by the South Cambridgeshire issues listed in Table 10.

- Unplanned growth in tourism: the AAP does not provide facilities that support the local tourist industry directly and therefore this objective would be addressed by other Plans.

Policies CE/36 (management of services and facilities) and CE/38 (Cambridge airport safety zone) are the only policies with no apparent potentially significant or important impacts. The former is largely procedural; the latter places controls in a very limited area that has only marginal impact on the development.

A small number of issues are not addressed directly but would be addressed by other plans.

It should be stressed that Table 10 indicates where a policy in the AAP can contribute to dealing with a particular issue but it is not possible to determine whether it will play a leading role or contribute indirectly. The table does not suggest that the AAP is a panacea for all these issues, but demonstrates that they have been addressed to some degree by its range of plan policies.

#### 6.4 Proposed mitigation measures

As noted previously, a large number of the policies in the AAP are mitigation measures in their own right. Across the rest of the policies, apart from a small number of cases, the mitigation proposals fall into two categories:

- Measures to be defined in the development and design briefs for the site.
- Adjustments of policy text or the supporting text.

The full set of mitigation proposals are shown in Appendix 5.

Table 10: Cross-check that Cambridge East policies are addressing the environmental and sustainability issues identified in the Scoping Report.

Environmental, social or economic issue	CE/1	CE/2	CE/3	CE/4	CE/5	CE/6	CE/7	CE/8	CE/9	CE/10	CE/11	CE/12	CE/13	CE/14	CE/15	CE/16	CE/17	CE/18	CE/19
Limited brownfield land																			
Sterilisation of sand & gravel																			
Altering natural drainage																			
Increased water consumption																			
Loss of local key habitats																			
Impact on designations																			
Impact on Cambridge's setting																			
Loss of local character / style																			
Uncontrolled development																			
Sterilisation of archaeol. sites																			
Loss of openness / tranquillity																			
Increased flood risk																			
Conserve energy + renewables																			
High level of private car use																			
Impact on strategic roads																			
High levels of commuting																			
Waste production is growing																			
Growth = light + noise impacts																			
High rate of fear of crime																			
Attitude to sustainable transp't																			
Accessibility of services for all																			
Loss of open space																			
House price / income disparity																			

<i>Environmental, social or economic issue</i>	CE/1	CE/2	CE/3	CE/4	CE/5	CE/6	CE/7	CE/8	CE/9	CE/10	CE/11	CE/12	CE/13	CE/14	CE/15	CE/16	CE/17	CE/18	CE/19
Lack of youth facilities																			
Loss of village facilities	Not addressed as this issue concerns rural communities.																		
Special access needs of aged																			
Villages becoming dormitories	Not addressed as this issue concerns rural communities.																		
Needs of travelling community																			
Limited public transport service	Not addressed as this issue concerns rural communities.																		
Balanced employment growth																			
Farm diversification & traffic	Not addressed as this issue concerns rural communities.																		
Infrastructure investm't needs																			
Unplanned growth in tourism																			
Cambridge's retail dominance																			
Economics of rural broadband																			

<i>Environmental, social or economic issue</i>	CE/20	CE/21	CE/22	CE/23	CE/24	CE/25	CE/26	CE/27	CE/28	CE/29	CE/30	CE/31	CE/32	CE/33	CE/34	CE/36	CE/37	CE/38	CE/39
Limited brownfield land																			
Sterilisation of sand & gravel																			
Altering natural drainage																			
Increased water consumption																			
Loss of local key habitats																			
Impact on designations																			
Impact on Cambridge's setting																			
Loss of local character / style																			
Uncontrolled development																			
Sterilisation of archaeol. sites																			

<i>Environmental, social or economic issue</i>	CE/20	CE/21	CE/22	CE/23	CE/24	CE/25	CE/26	CE/27	CE/28	CE/29	CE/30	CE/31	CE/32	CE/33	CE/34	CE/36	CE/37	CE/38	CE/39
Loss of openness / tranquillity																			
Increased flood risk																			
Conserve energy + renewables																			
High level of private car use																			
Impact on strategic roads																			
High levels of commuting																			
Waste production is growing																			
Growth = light + noise impacts																			
High rate of fear of crime																			
Attitude to sustainable transp't																			
Accessibility of services for all																			
Loss of open space																			
House price / income disparity																			
Lack of youth facilities																			
Loss of village facilities	Not addressed as this issue concerns rural communities.																		
Special access needs of aged																			
Villages becoming dormitories	Not addressed as this issue concerns rural communities.																		
Needs of travelling community																			
Limited public transport service	Not addressed as this issue concerns rural communities.																		
Balanced employment growth																			
Farm diversification & traffic	Not addressed as this issue concerns rural communities.																		
Infrastructure investm't needs																			
Unplanned growth in tourism																			
Cambridge's retail dominance																			
Economics of rural broadband																			

## 6.5 Uncertainties and risks

The principal uncertainty is the limited information about the layout of the settlement and its surroundings, and the sequence for developing the site. Figure 1 presents the concept diagram, which provides the only available information about the layout of the site and the spatial relationships between the key features. Detail of layout, for example, around local centres will not be available until master planning work is under way.

For this reason much of the assessment of impacts is qualitative, and has proved difficult to be conclusive about the magnitude of some impacts, and the significance of many of them. We have already noted this issue with comments in section 3.1 of this report, which acknowledge that many of the impacts we have identified as “significant” may only be regarded as “important” since they cannot be quantified.

Many of the policies are mitigation measures for recognised impacts and the lack of detail about layout and development process have caused us to take a pragmatic view of the effectiveness of the policies. Issues that are not clearly addressed in mitigation are identified in order that they can be incorporated into the site design brief and similar documents in due course. For example, without information about the sequence of development of different parts of the site, the layout of construction facilities and access, it is not possible to assess the duration and magnitude of noise and air quality impacts and it is only possible to refer to best practice design guidelines.

Lack of information is not a problem specific to this plan. Because SA / SEA is based on the front-loaded approach to appraisal, there is a possibility that assessment occurs early in the land development process at a time when there is limited information about the detailed spatial expression of policies or land use changes. In these circumstances it is only possible to provide a comprehensive but qualitative assessment of impacts and their significance. This situation has been recognised in interim guidance issued by ODPM in the period when this Report was being prepared.<sup>8</sup>

As SA / SEA does not obviate the need for EIA, there will be a need for further detailed assessment once an appropriate level of design information is available to enable more accurate evaluation of the potential impacts. Nevertheless it appears this assessment will have to occur in a compressed timetable. The Councils currently aim for adoption of the AAP in 2007, with work on the first phase of development likely to commence soon after. In the interim period it will be necessary to complete master planning, to issue design briefs for the development as a whole and for specific aspects, and for developers to prepare various strategies required by the AAP. In this same period it will be necessary to undertake a full EIA of the development which can make use of the emerging design information. It will be essential to undertake some activities within the EIA as early as possible so that any previously unidentified problems – notably the presence of protected species on the site – can be dealt with appropriately and the mitigation measures incorporated into the planning documents.

<sup>8</sup> ODPM, Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: interim advice note on frequently asked questions, April 2005, section 5.

## 7. IMPLEMENTATION

### 7.1 Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance, etc)

The AAP has been prepared by the two Councils, with the result that it includes a number of policies similar to those within core strategies or local plans, in order that it is largely self-contained.

Other plans in the South Cambridgeshire LDF, and the Cambridge Local Plan / LDF contain supportive policies, that may apply in circumstances when specific mitigation, design or development control issues are not explicit in policy in the AAP. Issues addressed in this way include access for the disabled and less mobile; incorporation of waste recycling facilities into new development, and others.

These issues will need to be clarified in the Development Brief and Design Guides for the site once these are prepared.

Separately, the AAP already makes a number of requirements on the developer(s) to provide a range of strategic and survey information in support of any development proposal. Key surveys that will need to be undertaken as soon as possible include:

- A survey of archaeological and built heritage assets;
- An ecological survey of the main habitats on the site, and to check for the presence of protected species.

Other forms of survey are also necessary, however both surveys might reveal the presence of assets which require significant mitigation measures (for example, if archaeological remains have to be preserved in situ) which will need to be fed into the development of the Master Plan for the site at the earliest opportunity.

Other survey requirements would be undertaken as part of the Environmental Impact Assessment of the site, which will be necessary once the Master Plan and other aspects of the development are better defined.

### 7.2 Proposals for monitoring

ODPM published new guidance in March 2005<sup>9</sup> addressing the requirements for monitoring the effectiveness of plans in the LDF. While this does not deal directly with the requirements of SA Task E1, there is a clear opportunity to integrate the two processes as far as possible to prevent duplication.

The guidance advocates:

- No more than 50 parameters in total (for the initial LDF);
- No more than 3-4 indicators per policy objective;

<sup>9</sup> ODPM, Local Development Framework Monitoring: A Good Practice Guide, March 2005.

- Also include indicators relating to the most relevant local context issues and any significant effects identified in the assessment.

This proposal takes a pragmatic approach to the guidance since it is not possible to provide 3-4 indicators per objective, and include the other two types, within a 'budget' of 50 objectives. Moreover the extremely broad scope of the DPD means that a wide range of potentially significant indicators can be recommended in order to cover the full breadth of policy areas.

Monitoring proposals are presented in Appendix 6. Finalising the monitoring plan is the Councils' responsibility and it will also determine which parameters are to be included in the programme. This table presents our initial recommendations, which are based on the baseline and impact assessment summarised in this report, for the Councils' consideration to that it complements their respective LDF monitoring plans.

In addition to monitoring of the principal district-wide parameters, local monitoring will be necessary during construction to assess its impacts on:

- Air quality (vehicle emission and dust levels);
- Water quality in surface water courses;
- Road surfaces (transfer of dirt off-site);
- Ambient noise;
- Traffic levels around the site;
- Condition of vegetation and other landscaping measures.

The monitoring plan proposed in Appendix 6 should also be adapted so that it combines district-wide measurement with local monitoring around new development of certain parameters, notably traffic levels.

## 8. POST-CONSULTATION ACTIVITIES

### 8.1 Responding to Representations

After publishing the pre-submission drafts of the AAP and of this report for public consultation, the Councils received a substantial number of representations and the Councils proposed changes where necessary, during September and October 2005. Policy changes were then reviewed by Scott Wilson to evaluate their impact on the original assessment, and on cumulative and other impacts. Assessment tables presented in Appendix 8 were modified, adjusting scoring where necessary, and to amend text as appropriate. Other modifications were made to scoring of significant and cumulative impacts in Appendices 3 and 4 respectively, and to the summary of how well the AAP addresses the SA objectives as presented in Section 6.2. Detail of changes to policies and the supporting text, and the resulting changes to this report, are documented in Appendix 7.

The only potentially significant change involved the removal of a clause from policy CE/26 which proposed measures to deliver a 25% saving in water consumption in new development on the site. The change has been necessitated by advice from the GO-East that such provisions lie outside the scope of the planning system, and the clause has been replaced by a more general statement stressing the Councils' commitment to this issue.

In all other instances the changes necessitated minor amendment of scores against individual SA objectives and the changes indicated above.

Both Councils formally considered the proposed changes together with the revised appraisal in November and December 2005 and agreed the Area Action Plan for Submission to the Secretary of State. Further changes made by the Councils were also subject to further appraisal where necessary ahead of submission.

## **APPENDIX 1: BASELINE DATASET**

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
<b>LAND AND WATER RESOURCES</b>							
Minimise the irreversible loss of undeveloped land and productive agricultural holdings	% dwellings completed on previously-developed land	<p><b>SCDC:</b> 2003 27%</p> <p><b>CCC:</b> 2003/4 91%</p>	<p>Cambridgeshire and Peterborough 2002-03 48%</p> <p>Cambridgeshire and Peterborough 2003-04 49.3%</p>	<p><b>SCDC:</b> Average over period 1999-2003 26%</p> <p><b>CCC:</b> 2004/5 95% 2005/6 95% 2006/7 90%</p>	<p>Average over period 1999-2003 26%</p> <p>Government Target 60% by 2004/5</p> <p>Minimum Target for Structure Plan Area – 50%</p>	<p>Structure Plan target for SCDC is 37%. Targets reflect limited supply of previously developed land available in the District, and the amount of housing development required. Large areas of PDL will be developed as part of Area Action Plans, to enable SCDC to meet the target later in the plan period.</p> <p>Performance is dictated by the categories of land that become available for development.</p>	<p>SCDC District monitoring; County Monitoring; EERA; CCC – Best Value Performance Plan BV106 / QoL 33b</p> <p>Structure Plan AMR Indicator C &amp; Indicator D</p>

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Net density of new dwellings completed	<p><b>SCDC:</b> 2003 19.7 (gross) Dwellings per ha</p> <p><b>CCC:</b> 2003/4 59.7 (gross)</p>	<p>Cambridgeshire and Peterborough 2002-03 18.45 (gross)</p> <p>Cambridgeshire and Peterborough 2003-04 31.6 (gross)</p>	<p><b>SCDC:</b> Average over period 1999-2003 18 (gross)</p> <p><b>CCC:</b> 2002/3 77.6 (gross)</p>	<p>Cambridgeshire and Peterborough Average over period 1999-2003 20 (gross)</p> <p>Cambridgeshire and Peterborough 2002/3 31.5 (gross)</p>	<p>Densities in rural South Cambridgeshire have historically been lower than achieved in Cambridge and the Market Towns. Higher densities must be sought from new developments if Structure Plan targets are to be met.</p> <p>City data only includes large sites of 10+ dwellings gross</p>	<p>District monitoring; County Monitoring; EERA</p> <p>Structure Plan AMR Indicator P is intended to collect data on net density, but currently is based on Gross. Monitoring systems and being developed to collect net data in the future.</p>

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Reduce the use of non-renewable energy sources	KWh of gas and electricity consumed per household per year	<p><b>SCDC:</b> 2001/2 15,395</p> <p><b>CCC:</b> 2004 Gas use per customer 21.0MWh</p>	<p>UK 2001/2 17,004</p> <p>Cambridgeshire 2004 Gas use per customer 20.5MWh</p>			<p>The District figure compares favourably to the national figure. Further monitoring of trends is required.</p> <p>Electricity data may be available in next few years.</p>	<p>Transco (plus household stock data)</p> <p>QoL/LIB058 provides the methodology, with information published on the Transco website.</p> <p>Future monitoring will require the figure to be calculated annually.</p> <p>DTI Energy Statistics – <a href="http://www.dti.gov.uk/energy/inform/energy_trends/gas2003nuts4regions.xls">www.dti.gov.uk/energy/inform/energy_trends/gas2003nuts4regions.xls</a></p>
	Generating potential of renewable energy sources	<p><b>SCDC:</b> 8.94 GWh/yr (2002)</p> <p><b>CCC:</b> 0</p>	<p>Cambridgeshire &amp; Peterborough (2002) 333.5 GWh/yr*</p> <p>Cambridgeshire &amp; Peterborough (2003) 307.9 GWh/yr*</p> <p>UK - 11450Gwe</p>	<p><b>SCDC:</b> 8.94 GWh/yr (1999)</p> <p><b>CCC:</b> 0</p>	<p>Cambridgeshire &amp; Peterborough (1999) 36.1 GWh/yr*</p> <p>Cambridgeshire 1999 19.4 GW/yr*</p>	<p>While energy generation from renewable sources has not increased in the District since 1999, a number of new projects have been initiated in the County.</p>	<p>Structure Plan APR indicator 21, monitored through planning process.</p>

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Limit water consumption to levels supportable by natural processes and storage systems	Water consumption level (CCC data only)	CCC: Cambridge Water Company (metered households) 2002-3 133 l/head/d	N/A	CCC: Cambridge Water Company (metered households) 2002-3 130 l/head/d	N/A	Cambridge Water Company supplies approximately 50% of Cambridgeshire's residents including those in Cambridge. Approximately 50% of these households are metered. The data presented is for company measured household consumption (l/head/d) as reported to OFWAT	Water consumption data is available by water company regions. A method of estimating water consumption at the County and District level is being investigated. This indicator is a priority because sustainable water supply is a key local issue.  OFWAT

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
<b>BIODIVERSITY</b>							
Avoid damage to designated sites and protected species	% SSSIs in favourable or unfavourable recovering condition <b>(SCDC only)</b>		Cambridgeshire and Peterborough 2004 68% UK – 63%		N/a		English Nature. The first complete survey of SSSI condition was published in early 2004. DEFRA target is 95% by 2010.  Additional work is required to disaggregate the data to District level.
Maintain and enhance the range and viability of characteristic habitats and species	Total area designated as SSSIs (ha) <b>(SCDC only)</b>	2004 954.01 ha.				The District has a relatively low amount of SSSI compared to many rural Districts. The amount designated has remained static for a number of years.	District GIS; English Nature
	Progress in achieving priority BAP targets	N/a	N/a	N/a	N/a		Awaiting implementation of monitoring software for County data. Expect to begin late 2004.  Limited usefulness as LDF policies may not have a direct impact.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Improve opportunities for people to access and appreciate wildlife and wild places	% of rights of way that are easy to use <b>(SCDC only)</b> <i>(NB also see open space indicators below)</i>	N/a		N/a			New survey conducted by County Council of 5% per year. Data available December 2004.
	Area of Local Nature Reserve per 1000 population (ha) <b>(CCC only)</b>	2004 0.15	Cambridgeshire 2004 0.22		Cambridgeshire 2003 0.21		Cambridge City Council Monitoring Structure Plan AMR Indicator 12
<b>LANDSCAPE, TOWNSCAPE AND ARCHAEOLOGY</b>							
Avoid damage to areas and sites designated for their historic interest, and protect their settings	% listed buildings 'at risk' <b>(SCDC only)</b>	2004 2% (48 buildings)		2003 2% (49 buildings)		There have only been minor fluctuations in number of listed buildings at risk in the last 5 years, and they have remained a low percentage of the total stock of listed buildings.	District monitoring (no regional comparator)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Number of listed buildings <b>(CCC only)</b>	2004 1586	Cambridgeshire 2004 7236	2003 1585			Cambridge County Council monitoring  Comparator – Heritage Counts 2004: The State of the East of England's Historic Environment (English Heritage 2004)
Maintain and enhance the diversity and distinctiveness of landscape and townscape character	% of total built-up areas falling within conservation areas <b>(SCDC only)</b> <i>(NB also see biodiversity indicators above)</i>	2004 21.2%				Figure varies as Conservation Areas are designated, or village frameworks amended through development plan review. % is likely to fall as major new developments are completed creating new built up areas.	District GIS (no regional comparator) Calculated as % of land within village frameworks that lies within a Conservation Area.
	% of total land area falling within conservation areas <b>(CCC only)</b>	2004 17%					Cambridge City Council Monitoring  Awaiting comparator data from County Council

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Create places, spaces and buildings that work well, wear well and look good	Satisfaction rating for quality of built environment <b>(SCDC only)</b>	2002/03 90.0%	Cambridgeshire 2002/03 87.0%	In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Cambridgeshire In a 2003 survey, 33% believed their neighbourhood was getting worse (QoL 19)	Results indicate a high satisfaction rate, that is also higher than the countywide rate.	Quality of life survey – CCC Research Group (no regional comparator) QoL18/LIB133  The percentage of residents surveyed satisfied with their neighbourhood as a place to live Data in trend column not directly comparable.
	% of new homes developed to Ecohomes good or excellent standard.						SCDC Community Strategy Milestone Monitoring framework needs to be developed
<b>CLIMATE CHANGE AND POLLUTION</b>							
Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	CO <sub>2</sub> emissions per domestic property per year <b>(SCDC only)</b>						District monitoring (no direct regional comparator)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	CO <sub>2</sub> emissions by sector (tonnes per year) and per capita emissions (tonnes). <b>(CCC only)</b>	N/a	N/a	N/a	N/a	At present the County Council is developing methodologies to estimate CO <sub>2</sub> emissions. This work is ongoing.	

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	<p>a) Annual average concentration of Nitrogen Dioxide (ug/m3 in SCDC ppb in CCC)</p> <p>b) Days when fine particle concentration found to be in bandings 'moderate' or higher (days)</p>	<p>2003</p> <p>) <b>SCDC:</b> Bar Hill: 49.7 ug/m3 Impington: 52.2 ug/m3 Histon (urban background): 19 ug/m3 Histon (roadside): 32 ug/m3</p> <p><b>CCC:</b> Parker Street: 26.6 ppb Gonville Place: 21.9 ppb Silver Street: 26.1 ppb</p> <p>b) <b>SCDC:</b> Bar Hill: 40 Impington: 72</p> <p><b>CCC:</b> Parker Street: 21 Gonville Place: 12 Silver Street: 9</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>	<p>a) <b>SCDC:</b> Bar Hill: 38.2 ug/m3 (2001) Impington: 52.7 ug/m3 (2002) Histon (urban background): 31 ug/m3 (1999) Histon (roadside): 48 ug/m3 (1999)</p> <p><b>CCC:</b> Parker Street: 21 ppb Gonville Place: 19.7 ppb Silver Street: 20.2 ppb</p> <p>b) <b>SCDC:</b> Bar Hill: 9 (2001) and 27 (2002) Impington: 22 (2002)</p> <p><b>CCC:</b> Parker Street: 19 Gonville Place: 0 Silver Street: 7</p>	<p>National Air Quality Objectives</p> <p>a) 40 ug/m3 (To be achieved by end 2005)</p> <p>b) 35 days (to be achieved by end 2004)</p>	<p>There were more polluted days in 2003/4 in Cambridge due to a hot summer dominated by high pressure weather systems.</p>	<p>Air Quality Review and Assessment progress report 2004. Structure Plan monitoring based on district reporting.</p> <p>Cambridge City Council Environmental indicators 2004.</p>

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Vehicle flows across urban boundaries	2003 Cambridge 170,036	N/a	2001 <b>Cambridge</b> <b>172,926</b>	N/a	Rate of traffic going in and out of Cambridge is stable, but still higher than LTP target.  The number of motor vehicles leaving Cambridge per day was about 450 less than in 2002.	County monitoring (no regional comparator)  Local Transport Plan  Cambridge City Council Medium Term Objectives QoL29 (new)
	Local bus passengers entering and leaving Cambridge per day <b>(CCC only)</b>	2003/4 25,000	N/a	2002/3 26,800	N/a	Although performance has deteriorated, Cambridgeshire has still exceeded the target agreed with the government of 24,000.	Cambridge City Council Medium Term Objectives LPI
	Modal share of (a) cyclists and (b) pedestrians <b>(CCC only)</b>	2003/4 (a) 19 (b) 20	N/a	2002/3 (a) 17 (b) 18	Cambridgeshire 2001 (Census) (a) 9.1% (b) 8.1%		Cambridge City Council Medium Term Objectives LPI

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	% of children travelling to and from school by: (a) car (b) bicycle (c) bus (d) train (e) walk (f) other	N/a		2002/3 (a) 34% (b) 20% (c) 7% (d) 0% (e) 48% (f) 3%		Survey was not carried out for 2004	Cambridge City Council Medium Term Objectives QoL30 (new)
	% main rivers of good or fair quality (chemical & biological)	<b>SCDC:</b> 2000/02 Chemical 100% 2000 Biological 100% <b>CCC:</b> N/a	Cambridgeshire and Peterborough 2000/02 Chemical 90% 2000 Biological 100%	<b>SCDC:</b> 1997/99 Chemical 85% <b>CCC:</b> 2000/2 Chemical 100% Biological 100%	Cambridgeshire and Peterborough 1997/99 Chemical 75% 1998/2000 Biological 99%	The improving river quality in the District reflects improvements taking place across the county.	Environment Agency Cambridgeshire Structure Plan AMR indicator 16

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Minimise waste production and support the recycling of waste products	Household waste collected per person per year (kg)	<b>SCDC:</b> 2003 352  <b>CCC:</b> 2003/4 429	Cambridgeshire 2003/4  498  (Hardcore included)	<b>SCDC:</b> 2002 282  <b>CCC:</b> 2002/3 438	Cambridgeshire (2001-02)  481  (Hardcore included)	The amount of waste produced per person is increasing in South Cambs. This will reduce the impact of increasing recycling and composting rates. The expected national increase in the amount of waste produced did not occur in 2003/4 in Cambridge. This is anticipated to increase in 2004/5.	District monitoring (BV84)  City – Cambridge City Council Best Value Performance Plan BV84  Waste Data for Cambridgeshire 2001/2002 and 2003/2004 (BV184)
	% household waste	<b>SCDC:</b> 20.3%	Cambridgeshire	<b>SCDC:</b> 1999-	Cambridgeshire		

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	collected which is recycled	recycled (2002-03) 5.3% composted (2002-03) (data excludes hardcore waste) <b>CCC:</b> 13.5% recycled (2003/4) 9.9% composted	and Peterborough 16.19% recycled (2002-03) 18.5% recycled (2003-04) 8.48% composted (2002-03) 10.5% composted (2003-04)	2000 10.1% recycled 4.8% composted <b>CCC:</b> 11.7% recycled (2002/3) 8.7% composted	and Peterborough 11.56% recycled (1999-2000) 6.78% composted (1999-2000)	rates compare favourably with other Districts in Cambridgeshire, although the composting rate is slightly lower. Further work is required to meet the recycling target of 25% by 2005.  <b>CCC:</b> Cambridge combined recycling and composting figure has risen to 23.4%. The Government has set a combined target of 30% for Cambridge City by 2005.	Indicator 20 Waste Data for Cambridgeshire Waste Local Plan City – Cambridge City Council Medium Term Objectives BV82a/QoI32 & BV82b/QoI32
Limit or reduce vulnerability to the effects of climate change (including flooding)	Area / number of properties within Environment Agency 1:100 year flood risk zone.	N/a	N/a	N/a	N/a	N/a	Appropriate indicators needs to be developed to monitor the impact of climate change. Possibly use GIS analysis of Environment Agency data to estimate no. of properties within flood risk areas.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
<b>HEALTHY COMMUNITIES</b>							
Maintain and enhance human health	Life expectancy at birth (male & female)	<b>SCDC:</b> 2000-2002 Male – 79.0 Female – 83.0  <b>CCC:</b> 2000-2002 Male – 76.7 Female – 82.0	England & Wales 2000-2002 Male – 75.9 Female – 80.6	<b>SCDC:</b> 1999-2001 Male – 79.0 Female – 82.6 <b>CCC:</b> N/a	England & Wales 1999-2001 Male – 75.6 Female – 80.3	<b>SCDC:</b> Life expectancies in the District are significantly higher than the national average, and have risen alongside national rates.	Office of National Statistics  Public health and health inequalities dataset 2004 – Cambridge City PCT
	% residents with limiting long-term illness <b>(SCDC only)</b>	12.7%	East of England 15.6%  England & Wales – 18.23%	N/a	N/a	The age structure of the population of South Cambs is younger than that of the region overall – so less LLTI is to be expected.	Census of Population
	Excess winter deaths <b>(CCC only)</b>	2003/4 34	N/a	N/a	N/a	This indicator measures the number of deaths in winter months, over the average monthly death rate.	Cambridge City Council Medium Term Objectives LPI (new)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Cyclists crossing the River Cam bridges screenline. (CCC only)	2004 18,469		2002 18,344			Cambridge County Council Monitoring
Reduce and prevent crime, and reduce the fear of crime	Number of recorded crimes per 1,000 people	<b>SCDC:</b> 2003/04 57.0 <b>CCC:</b> 2003/04 159.2	93.6 or 90.2	<b>SCDC:</b> 2002/03 59.2 <b>CCC:</b> 2002/03 158.9	Cambridgeshire 2002/03 90.9 or 93.6	<b>SCDC:</b> Crime in South Cambridgeshire is significantly lower than the County average, and has decreased while it has actually increased in the County as a whole. This reflects the rural nature of the District. <b>CCC:</b> Population figures used to generate rate based on RG population estimates for mid year 2002 and mid year 2003.	CCC Research Group; Home Office County Council Research Group mid-2002 population estimates. Cambridgeshire Crime Research team 2005.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	% residents feeling 'safe' or 'fairly safe' after dark	<b>SCDC:</b> 2002/03 70.0%  <b>CCC:</b> 2003/04 35%	Cambridgeshire 2002/03  56.0%	N/a	N/a	<b>SCDC:</b> The % of residents feeling safe after dark compares well to county levels, but indicates that there is still room for improvement.  <b>CCC:</b> 2003/04 survey 40% felt unsafe, with 25% neither safe nor unsafe.	Quality of life survey – CCC Research Group (no regional comparator) QoL15/LIB002 Cambridge City Council Medium term objectives LPI (new)
Improve the quantity and quality of publicly accessible open space	Ha of strategic open space per 1,000 people  (SCDC only)	4.3 ha/1000 *	Cambridgeshire 5.5 ha/1000 *  Cambridgeshire and Peterborough 4.8 ha/1000 *			South Cambridgeshire does not compare favourably to countywide levels. New strategic open spaces are being planned as part of strategic housing developments.	Strategic Open Space study – CCC  *All figures are combined 'natural greenspace' and 'parks & gardens' ha/1000 population

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Ha. of public open space per 1000 people. (CCC only)	Data awaited				Includes Amenity Green Spaces, Cemeteries, Semi-natural green spaces and Parks and Gardens where the main use is public.	Data from Open Space Recreation strategy 2004.
	Number of sports pitches available for public use per 1,000 people	<b>SCDC:</b> 2004 1.33 <b>CCC:</b> 1999 0.8				<b>SCDC:</b> Provision varies greatly across the District, and there are also issues of cross border usage, particularly close to Cambridge. District Audits provide a more detailed comparison of provision compared to need. <b>CCC:</b> The figure is for pitches in secure public use. The University sector also provides pitches which help to meet demand.	District monitoring through recreation audits. Pitches are for Hockey, football, Cricket, Rugby etc (not MUGA). QoL/LIB038 Future monitoring will be dependent on future open space audits. Assessment of Open Space in Cambridge, 1999

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	No. of playgrounds and play areas provided by the Council per 1000 children under 12. <b>(CCC only)</b>	2003/04 6.3		2002/03 4.6		The population figure used to calculate these indicators has dropped by 15% which has caused performance to appear to improve.	Best Value Performance Plan LPI
<b>INCLUSIVE COMMUNITIES</b>							
Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	% of population in categories 1-3 for access to Primary school, food shop, post office and public transport.	<b>SCDC:</b> 2004 83% <b>CCC:</b> Awaiting data from County Council	Cambridgeshire 2004 % Of rural areas 81%			Reflects the fact that many small villages in the District have limited services available locally.	County monitoring; Countryside Agency. Structure Plan AMR Indicator 22. Choice of services measured was based on availability within the settlement of four basics - primary school, food shop, post office and public transport. % of population in categories 1-3.  No comparator data available, but Structure Plan AMR will provide future monitoring.

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	% of residents by targeted group satisfied with the local authorities cultural and recreational activities: a) Sport/Leisure facilities b) Folk Museum c) Corn Exchange d) Parks/Open spaces, play areas and other recreation facilities / activities <b>(CCC only)</b>	2003/04  a) 64% b) 67% c) 69% d) 92%		2002/03  a) 58% b) 58% c) 60% d) 80%		Due to the number of survey respondents, these figures are accurate to within +/- 2.7%.	Cambridge City Council Medium Term Objectives LPI

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Redress inequalities related to age, gender, disability, race, faith, location and income	% residents who feel their local area is harmonious	<b>SCDC:</b> 2002/03 70.0% <b>CCC:</b> no data	Cambridgeshire 2002/03 64.0%	N/a	N/a	<b>SCDC:</b> District figures compare favourably to the county comparator, but there is still room for improvement. <b>CCC:</b> Percentage of people surveyed who feel that their area is a place where people from different backgrounds get on well together.	Quality of life survey - CCC Research Group QoL25/LIB139 Percentage of people surveyed who feel that their local area is a place where people from different backgrounds get on well together
	Index of multiple deprivation	<b>SCDC:</b> 2004 Average IMD score : 6.90 <b>CCC:</b> 2004 average IMD score 14.58 Rank of average score 230.	2004 Cambridgeshire average IMD score: 12.34	<b>SCDC:</b> 2000 Average IMD score: 7.33 <b>CCC:</b> 2000 Average IMD score: 14.72 Rank of average score 249		<b>SCDC:</b> South Cambridgeshire compares favourably to most regional and county deprivation indicators. <b>CCC:</b> Rank is out of 354 local authorities.	Office of Deputy Prime Minister, Indices of deprivation

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Range of income levels – 25 <sup>th</sup> and 75 <sup>th</sup> quartiles <b>(CCC only)</b>	2004 Lower quartile: £343.10 Upper quartile: £664.00 Range: £320.90	Cambridgeshire 2004 Lower quartile: £336.50 Upper quartile: £652.40 Range: £315.90	2003 Lower quartile: £333.70 Upper quartile: £641.90 Range: £308.20	Cambridgeshire 2003 Lower quartile: £315.60 Upper quartile: £624.80 Range: £309.20	Figures based on median gross weekly earnings.	ASHE
Ensure all groups have access to decent, appropriate and affordable housing	House price/earnings ratio	<b>SCDC:</b> 2003 6.6 <b>CCC:</b> 2004 9.0	East of England 2003 6.6 Cambs & Peterborough 2004 7.3	<b>SCDC:</b> 2002 6.1 <b>CCC:</b> 2003 9.8	East of England 2002 5.6 Cambs & Peterborough 2003 7.2	<b>SCDC:</b> House price to earnings ratio in South Cambs is around the regional figure but both the South Cambs and region ratios are worsening.  <b>CCC:</b> Cambridge has the highest ratio in the County. Ratio has fallen slightly due to stable average house prices and rising wages for full time employees.	Land Registry & New Earnings Survey House prices for January to March average. Earnings data for April.  Structure Plan AMR Indicator 7

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	% of all dwellings completed that are 'affordable'	<p><b>SCDC:</b> 2003 19%</p> <p><b>CCC:</b> 2003/04 21%</p>	<p>Cambridgeshire 2003 12%</p> <p>Cambridgeshire &amp; Peterborough 2003/04 15.2%</p>	<p><b>SCDC:</b> Average over period 1999-2003 9.8%</p> <p><b>CCC:</b> 2002/03 15%</p>	<p>Cambridgeshire and Peterborough Average over period 1999-2003 10%</p> <p>Cambridgeshire and Peterborough 2002/03 12.3%</p>	<p><b>SCDC:</b> Rate is low compared to urban districts like Cambridge City, although actual numbers compare favourably with other Districts. Numbers of dwellings provided do not meet needs indicated by housing needs surveys.</p> <p><b>CCC:</b> Local Plan has a target of 30% in housing developments above a designed threshold. However this applies to all dwelling completions.</p>	<p>South Cambridgeshire District monitoring. Structure Plan AMR Indicator L. Cambridge City – Monitoring of Residential &amp; Student Accommodation Planning Permissions, Starts &amp; Completions, CCC March 2004.</p>
	Percentage of households that can afford to purchase the average first time buyer's property in the area <b>(CCC only)</b>	<p>2003/4 2.8%</p>	N/a	<p>2002/03 N/a</p>	N/a		Cambridge City Council Medium Term Objectives QoL 13a (new)

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	(i) Number of new homes built  (ii) Number of new houses brought back into occupation <b>(CCC only)</b>	2003/4 (i) 481  (ii) 11	Cambridgeshire & Peterborough 2003/4  (i) 3947	2002/3 (i) 164  (ii) 0	Cambridgeshire & Peterborough 2002/3  (i) 3485	Targets from Medium Term Objectives	City – (i) Monitoring of Residential & Student Accommodation Planning Permissions, Starts & Completions, CCC March 2004  (ii) Medium Term Objectives LPI (new)  Comparator – Structure Plan AMR Indicator G
Encourage and enable the active involvement of local people in community activities	% adults who feel they can influence decisions affecting their local area	<b>SCDC:</b> 2002/03 22.0% <b>CCC:</b> 2003 27.0%	Cambridgeshire 2002/03 21.0%	N/a	N/a	Although the rate compares favourably to the county comparator, only 1 in 5 people feel they can influence local decisions.	Quality of life survey - CCC Research Group QoL23/LIB137  Quality of Life Survey 2003
	% adults who had given support to others (non-family) in past year	<b>SCDC:</b> N/a <b>CCC:</b> 2003 72.0%	Cambridgeshire 2003 74.0%	N/a	N/a		Quality of life survey - CCC Research Group  Quality of Life Survey 2003

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
<b>ECONOMIC ACTIVITY</b>							
Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Unemployment rate	<b>SCDC:</b> January 2004 1.0%  <b>CCC:</b> Dec 2004 1.4%	Cambridgeshire January 2004 1.7%  Cambridgeshire Dec 2004 1.2%	<b>SCDC:</b> January 2003 1.1%  <b>CCC:</b> Dec 2003 1.4%	Cambridgeshire January 2003 1.7%  Cambridgeshire December 2003 1.0%	<b>SCDC:</b> The unemployment rate in the District has remained consistently low.  <b>CCC:</b> ONS claimant count unemployment figures and rates. Unemployment in Cambridge and the county is relatively unchanged over the past year at historically low rates.	Nomis / CCC Research Group  ONS claimant count unemployment figures with CCC RG economically active denominator  Structure Plan AMR Indicator 1
	% residents aged 16-74 in employment working within 5km of home, or at home	<b>SCDC:</b> 2001 37.2%  <b>CCC:</b> 2001 73%	East of England 2001 46.5%  Cambridgeshire 2001 45%	N/a	N/a	South Cambs has a relatively widespread population and more concentrated workplaces. People are on average travelling further to work than they did in 1991. Survey was not carried out for 2004.	Census of Population

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Support appropriate investment in people, places, communications and other infrastructure	Percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSEs at grades A*-C or equivalent	<b>SCDC: 2001</b> 63.1%  <b>CCC: 2004</b> 51.4%	Cambridgeshire 2001 53.6%	<b>SCDC: no data</b>  <b>CCC: 2003</b> 51.1%	Cambridgeshire 1998 52.0%		QofL /BV38 (County Council monitoring)  ELH County Monitoring
	Infrastructure investment (SCDC only)						County Monitoring.  Structure Plan APR Indicator M: Investment secured for infrastructure and community facilities, including developer contributions for development that has an impact within the Plan area and the strategic improvements needed in the CSR  Currently no data available

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
Improve the efficiency, competitiveness, vitality and adaptability of the local economy	Annual net increase (or decrease) in VAT registered firms, %	<p><b>SCDC:</b> 2001/02 0.9%</p> <p><b>CCC:</b> 2002/03 -0.8%</p>	<p>Cambridgeshire 2001/02 1.2%</p> <p>Cambridgeshire 2002/03 0.3%</p>	<p><b>SCDC:</b> 2000/01 1.1%</p> <p><b>CCC:</b> 2001/02 0.3%</p>	<p>Cambridgeshire 2000/01 1.1%</p> <p>Cambridgeshire 2001/02 2.1%</p>	<p><b>SCDC:</b> From being significantly greater than the county rate in 1997/98, the South Cambs rate has steadily fallen and is now below the county rate</p> <p><b>CCC:</b> VAT stocks at the end of the year – percentage change from end of year to end of next year. Stocks in VAT registered businesses fell in Cambridge over 2003. Growth also fell across the County to just 0.3% in 2003.</p>	<p>NOMIS / CCC Research Group</p> <p>VAT stocks at the end of the year – percentage change from end of year to end of next year</p> <p>Structure Plan AMR Indicator 3</p>

Objective	Indicator	Current Situation		Trends		Assessment	Data Sources
		South Cambs / Cambridge	Comparator	South Cambs / Cambridge	Comparator		
	Economic activity rate (SCDC only)	83.7%	East of England 79.3%	N/a	N/a	South Cambs has very high rates of activity. However, as there are no higher education establishments in the district except part of Girton College (a part of Cambridge University), a significant proportion of young people leave home to study at university and so are not counted in either the numerator or denominator – so the rates are likely to be higher than average	Census of Pop / NOMIS / CCC Research Group Expressed as a percentage of the working age population

## **APPENDIX 2: POLICY ALTERNATIVES ASSESSMENT**

## Consideration of Alternative Approaches and the Development of Draft Policies

### Potential For Alternative Approaches

Sustainability Appraisal is required to examine all reasonable alternative approaches. This column explores what potential alternatives could have been explored, and in many cases why alternative approaches were limited.

### PPG/PPS

Indicates where clear guidance on the issue exists in government guidance, in the form of Planning Policy Guidance Notes, or Planning Policy Statements. This list is not exclusive, and there may be a wider variety of relevant guidance. The column is merely indicating where there is a clear link.

### Structure Plan

The Area Action Plan is required to be in conformity with the Cambridgeshire Structure Plan 2003. A policy is listed where there is a clear link between the option or policy, and the Plan.

### Draft RSS

The emerging Regional Spatial Strategy 14, the East of England Plan, includes many relevant policies.

### Preferred Options Report

The Preferred Options Report was subject to public participation in October 2004. They put forward options for policy approaches where the Council considered there were alternative approaches. Not all policies in the draft plan were put forward for consultation in the preferred options report, as many are the result of clear guidance from other plans.

### Pre Submission

Provides the policy number used in the Pre-Submission Draft Documents, which were subject to public participation in June 2005.

### Initial Sustainability Appraisal Result Summary / Changes

Options within the Preferred Options Reports were subject to an Initial Sustainability Appraisal. A summary of the result, and initial changes to the reports prior to participation as a result of recommendations from the appraisal are detailed here.

### Summary of Result of Preferred Options Public Participation

A very brief summary of the issues raised through public participation on the Preferred Options Reports are detailed here. Full details of the representations received are available to view on the Council websites.

### **Actions Following Preferred Options Consultation**

The Councils considered representations received at the Preferred Options stage, options were selected for development into draft policies, and actions as a result of representations to influence the direction the policy should take.

### **Justification for Policy Approach**

Details the reasons why the draft policy was developed.

## CE1 Vision

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	CE1 Vision	Acceptable, although given the very broad nature of this option we suggest it might be merged with CE2.	The majority of comments did not want Marshall's to move and considered Duxford an unsuitable location for relocation. Other comments concerned loss of the Green Belt and closeness of development to existing villages and existing infrastructure being unable to cope with additional development.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.						

## CE2 (1) Development Principles

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	CE2 Development Principles	Acceptable, though we recommend an additional statement making clear the impact of housing targets on the need for this development.  Amend text: "...variety of types, sizes and tenure (including affordable housing) which is well designed..."	Mix of broad support and objection, relating to matters of detail and phasing of infrastructure to serve the new development. Some suggestions for rewording / new bullet points, largely accepted.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach with some new / amended bullet points.						
<b>Justification for Policy Approach:</b> The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.						

<b>CE2 (2-36) Development Principles</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	Not Included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.						

<b>C1 The Site Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
<b>Actions Following Preferred Options Consultation:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						
<b>Justification for Policy Approach:</b>						

<b>C2a-C2d Green Belt Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>C3a-C3d Landscape Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
<b>Actions Following Preferred Options Consultation:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						
<b>Justification for Policy Approach:</b>						

<b>CE3 (1) The Site for Cambridge East</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.	PPS1	P9/2c		CE3 The Cambridge East Site – Preferred Option	Acceptable, although this option defines boundaries and an inventory of what will be provided at the site, limiting how it can be assessed with the criteria.	Some objection to the site given that Marshall's has not decided where to relocate. Some detailed comments on the proposed boundary (support and object) and concerns about the extent of development proposed and the ability of infrastructure to cope.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach but amended to revise the eastern boundary of the site north of Newmarket Road to follow the ditch / hedge line running from Honey Hill to Newmarket Road, to the west of Airport Way roundabout, consistent with the proposed boundary for the Green Belt - exclude the Green Corridor from Teversham to Coldhams Common and - to exclude existing housing south of Newmarket Road.						
<b>Justification for Policy Approach:</b> The Structure Plan identifies strategic locations for housing and mixed-use development around Cambridge, including land to be released from the Green Belt (Policy P9/2c) - Cambridge East comprising Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton. The site is defined in order to maximise the yield from the site to meet the housing needs, to the extent that it is compatible with securing high quality development which will integrate with the City and which will maintain the individual identity of nearby villages.						

### CE3 (1) The Site for Cambridge East

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
<p>Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.</p>	PPS1	P9/2c		CE4 The Cambridge East Site – Rejected Option	<p>We concur that this is the inferior option. The impact of the additional land take is not made clear.</p>	General support for the rejection of this option.

**Actions Following Preferred Options Consultation:** Do not pursue Rejected Option.

**Justification for Policy Approach:** The Structure Plan identifies strategic locations for housing and mixed-use development around Cambridge, including land to be released from the Green Belt (Policy P9/2c) - Cambridge East comprising Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton. The site is defined in order to maximise the yield from the site to meet the housing needs, to the extent that it is compatible with securing high quality development which will integrate with the City and which will maintain the individual identity of nearby villages.

<b>CE3 (2-3) The Site for Cambridge East – Phase 1 North of Newmarket Road</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
<p>Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.</p>	PPS1	P9/2c		CE5 The North of Newmarket Road Site – Preferred Approach	Cannot assess this option as it only defines boundaries.	Some concerns about impact on existing villages and scale of green separation from proposed development.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> The boundaries can be clearly identified, with a focus on the reuse of brownfield land within the Marshall's North Works site and employment uses on the Newmarket Road frontage adjacent to the Park and Ride site which can be freed up by the relocation of some of the existing uses. The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood.						

<b>CE3 (4) The Site for Cambridge East – Phase 1 North of Newmarket Road</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road... Site constrained to some extent by existing features on the ground, such as existing development and roads and the need to maintain separation from Fen Ditton. Options considered the extent of brownfield land to be included, and potential for extending further east to include greenfield land. Opportunities for significant alternative approaches are limited.	PPS1	P9/2c		CE6 North Works - Option 1	Assessment suggests this option is inferior to Option 2.	A mixed response. Some comments suggesting the car showrooms should be redeveloped to create a more integrated development on both sides of Newmarket Road, but others suggest that given the uncertainties with the relocation of Marshall's that they should be retained.
<b>Actions Following Preferred Options Consultation:</b> Pursue option CE6 in the AAP but set out a clear policy aspiration for the redevelopment of the car showrooms in the longer term for a more appropriate form of development on this important frontage with a higher density, mixed-use development, perhaps with other uses such as residential over ground floor car showrooms.						
<b>Justification for Policy Approach:</b> The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood. It is not clear how much of the previously developed land will come forward for development, so the AAP allows for the retention of the car showrooms in the first phase of the development, which will provide a buffer between the new development and the impacts on Newmarket Road. However, once they have reached the end of their useful life it is desirable that they are redeveloped in a form which makes better use of land.						

<b>CE3 (4) The Site for Cambridge East – Phase 1 North of Newmarket Road</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road... Site constrained to some extent by existing features on the ground, such as existing development and roads and the need to maintain separation from Fen Ditton. Options considered the extent of brownfield land to be included, and potential for extending further east to include greenfield land. Opportunities for significant alternative approaches are limited.	PPS1	P9/2c		CE7 North Works - Option 2	The initial assessment suggests that the North Works currently supports activities that generate waste and pollutants. Development of the area north of Newmarket Road will bring housing development close to this area and it is preferable if the activities on site could be relocated so that the area can have an integrated layout.	Mixed response, but generally more support for the redevelopment of the car showrooms to allow a more integrated development on both sides of Newmarket Road.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue CE7, but in taking forward option CE6 in the AAP set out a clear policy aspiration for the redevelopment of the car showrooms in the longer term for a more appropriate form of development on this important frontage with a higher density, mixed-use development, perhaps with other uses such as residential over ground floor car showrooms.						
<b>Justification for Policy Approach:</b> The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood. It is not clear how much of the previously developed land will come forward for development, so the AAP allows for the retention of the car showrooms in the first phase of the development, which will provide a buffer between the new development and the impacts on Newmarket Road. However, once they have reached the end of their useful life it is desirable that they are redeveloped in a form which makes better use of land.						

<b>CE3 (5) The Site for Cambridge East – Phase 1 North of Newmarket Road</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
This is a phasing issue, therefore, any other option would be a variation on this theme, for example, to include the development of these uses within the second phase of the development.	PPS1	P9/2c		CE8 Employment Uses Adjacent to the Park and Ride Site – Preferred Approach	Acceptable - the option proposes relocation of unattractive and / or unsuitable businesses and redevelopment presumably with housing or associated uses. This option is sustainable provided new employment opportunities compensate closure of business premises.	Objection to the loss of a petrol filling station, but support for relocation close by to allow a better quality of development.
<b>Actions Following Preferred Options Consultation:</b> Pursue Preferred Approach with a requirement to retain a petrol filling station in this area at all times during the development, which may mean that it remains on the present site in the short term.						
<b>Justification for Policy Approach:</b> The whole of the North Works site is included to ensure a holistic approach to the development of this area. Whilst the petrol filling station is to be retained as a use, it is unattractive and not compatible with the creation of a high quality, high density new urban extension and will be relocated to another location.						

<b>CE3 (6) The Site for Cambridge East - Safeguarded Land</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no alternatives.	PPG2	P9/2c	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/2c states any land not required for development by 2016 will be designated as safeguarded land to meet the longer-term development needs, consistent with the strategy in the emerging RSS14.						

<b>CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE9 Green Belt Review - Option 1	Cannot be assessed meaningfully since it addresses definition of the Green Belt. Option CE10 indicates that this process is reversible and therefore the difference between the options is largely procedural.	Some general support for redesignation of Green Belt as early and as clearly as possible, but some objection to future refinements.
<b>Actions Following Preferred Options Consultation:</b> Pursue option CE9. That the procedure set out in CE9, to define the Green Belt boundary at this stage, with the potential to refine it in a later review, be adopted as the approach in the AAP. In determining which areas should be retained in Green Belt, the boundary should take account of the need to protect the setting of the City.						
<b>Justification for Policy Approach:</b> Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.						

<b>CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE10 Green Belt Review - Option 2	This option illustrates that Green Belt designation is not an irreversible process. Options CE9 to CE11 therefore deal with the procedure for redesignating land as Green Belt and are not readily assessable.	Mostly objection to this option.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue CE10, Option 2.						
<b>Justification for Policy Approach:</b> Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.						

<b>CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE11 Green Belt Review - Option 3	This option illustrates that Green Belt designation is not an irreversible process. Options CE9 to CE11 therefore deal with the procedure for redesignating land as Green Belt and are not readily assessable.	Mostly objection to this option.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue CE11, Option 3.						
<b>Justification for Policy Approach:</b> Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.						

<b>CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. The Preferred Approach redefines the Green Belt in accordance with PPG2, using clearly identifiable features, in this case a strong tree belt. Opportunities for significant alternative approaches are limited.	PPG2	P9/2a, P9/2b		CE12 Green Belt Review North of Newmarket Road – Preferred Approach	Loss of GB land is not intrinsically sustainable, but this option supports the objective of meeting housing targets.	Mixture of general support for the removal of this land from the Green Belt and objection to the loss of Green Belt and impact of development on Fen Ditton
<b>Actions Following Preferred Options Consultation:</b> In view of the recommendation to define the Green Belt boundary for the whole of the site in this AAP, it is not necessary to pursue CE12 in isolation. In determining which area should be retained in Green Belt, the boundary should take account of the need to protect the setting of the City. The site boundary shown in option CE3 should form the basis of the Green Belt review, with the exception of excluding the Green Corridor from Teversham to Coldhams Common and the eastern boundary of the Green Belt north of Newmarket Road be defined to follow the hedge and ditch boundary running south from Honey Hill to Newmarket Road.						
<b>Justification for Policy Approach:</b> Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.						

<b>CE4 (2) The Setting of Cambridge East – Revised Cambridge Green Belt</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPG2	P9/2a		Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> In accordance with Structure Plan Policy P9/2a, sets out the purposes of the Green Belt in the vicinity of Cambridge East.						

<b>CE4 (3-5) The Setting of Cambridge East – Green Corridor</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan policy P9/2c. Two options - Option 1 the corridor should provide landscaping, biodiversity and informal recreation and children's play; Option 2 incorporates formal sports pitches in addition. Any other options would be a variation on these themes.	PPG9, PPG17	P4/1, P4/2	SS8, ENV1, C5	CE64 Green Corridor – Preferred Option	Acceptable. However the option does not provide like-for-like biodiversity compensation for the land currently occupied by the airport and additional compensation might be necessary.	General support for this Option, but some concerns about children's play areas reducing the wildlife and biodiversity value, the danger from major roads bisecting the Green Corridor.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option and define the Green Corridor in the AAP to: - have a minimum width of 300m - open up to a greater width at the Teversham end and maintain the setting and individual identity of the village with at least 200m be maintained between any part of the new development and Teversham village - be landscaped in such a way that open views from the "bell mouth" around Teversham at Airport Way into the Green Corridor enhance the sense of the village set in open countryside - have lower building heights and densities on the edges of the built-up area where it adjoins the "bell mouth" around Teversham - only include informal recreation and children's play areas so that the emphasis would be on its landscape, amenity and biodiversity value and have a "countryside" character.						
<b>Justification for Policy Approach:</b> The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.						

<b>CE4 (3-5) The Setting of Cambridge East – Green Corridor</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
<p>Guided by Structure Plan policy P9/2c. Two options - Option 1 the corridor should provide landscaping, biodiversity and informal recreation and children's play; Option 2 incorporates formal sports pitches in addition. Any other options would be a variation on these themes.</p>	<p>PPG9, PPG17</p>	<p>P4/1, P4/2</p>	<p>SS8, ENV1, C5</p>	<p>CE65 Green Corridor – Alternative Option</p>	<p>Adding formal recreation land use to the green corridor would increase the artificial feel of the space in biodiversity terms, creating a patchwork of public and natural spaces rather than continuous habitat. It is not clear however how providing formal sporting facilities in the green corridor might affect requirements elsewhere in the settlement - eg. free further land for built development.</p>	<p>General objection to this option, preferring not to have formal sports provision in the Green Corridor.</p>
<p><b>Actions Following Preferred Options Consultation:</b> Do not pursue the Alternative Option.</p>						
<p><b>Justification for Policy Approach:</b> The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.</p>						

<b>CE4 (6) The Setting of Cambridge East – Green Corridor</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives, as "do nothing" is not an option for the necessary functioning of the urban quarter.				CE66 Crossing the Green Corridor – Preferred Approach	Acceptable.	Many objections to roads bisecting the Green Corridor, suggesting putting the road in a tunnel, the provision of pedestrian underpass / footbridge crossings. Some support subject to the provision of safe crossings for pedestrians, cyclists, horse riders, and wildlife.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.						

<b>CE5 Landscaping the Setting of Cambridge East</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are a variety of alternative approaches to landscaping. The option puts forward the only reasonable approach at this stage of the planning process.		P7/4	ENV1	CE50 Landscaping – Preferred Approach	Acceptable. The Councils might consider making separate provision for green space primarily for recreation and that primarily for biodiversity value.	Support for the production of a landscape strategy and the green corridor having tree and wide spaces for recreation. However, objections highlighting the need for adequate green separation with Teversham.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and add two new bullet points: "set criteria for the strategic landscaping at the site, including along Airport Way and in areas of green separation from villages" and "give consideration to requiring key aspects of strategic landscaping (eg within green separation) at the beginning of each major phase of development".						
<b>Justification for Policy Approach:</b> Cambridge East will be a major feature in the landscape, it is important it is designed and maintained to respect the landscape character of the area and maintain the landscape setting.						

<b>CE6 (1-3) Green Separation from Fen Ditton and Teversham - Green Separation from Teversham</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Any alternative approaches would be a variation of the theme, for example, including more Green Separation or different landscape treatment.	-	P9/2a	ENV1	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> It is important to maintain the village character of Teversham, which will partly be achieved through provision of Green Separation. The distance and landscape treatment of that separation is crucial to maintaining the visual separation between the existing village and Cambridge East. A minimum of 200m separation is appropriate, from the edge of the built development in order to create sufficient space within which to develop appropriate landscape features and sense of separation. This approach was explored in the Northstowe AAP Preferred Options Report and was generally accepted. In addition, opportunities for public access will be sought in conjunction with other policies in the AAP.						

<b>CE6 (4-5) Green Separation from Fen Ditton and Teversham - Green Separation from Fen Ditton</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Any alternative approaches would be a variation of the theme, for example, including more Green Separation or different landscape treatment.	-	P9/2a	ENV1	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> It is important to maintain the village character of Fen Ditton, which will partly be achieved through provision of Green Separation. It is important to retain the tree belt to maximise its benefit for providing separation, especially as the width of separation is less than for Teversham.						

<b>CE7 (1-18) The Structure of Cambridge East</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no alternatives.	-	P1/3	-	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> Policy draws together the main themes for the structure of Cambridge East, including land uses, services & facilities, transport, character, and design.						

## D2/a-D2/l The District Centre Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

## CE8 (1) The District Centre - District Centre Location

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The Preferred Approach for the District Centre to be located broadly at the geographical centre of the development will assist the objective of being as accessible as possible to the maximum number of residents, on the dedicated public transport route, and help to ensure its viability. Any other location would not perform this role so effectively.	PPS6			CE13 District Centre Location – Preferred Approach	Acceptable.	General support for the location of the District Centre to maximise accessibility, but some objection that the approach is premature because the disposition of land available has yet to be determined.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Locating the District Centre broadly at the geographical centre of the site will ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents, and the design of Cambridge East and the District Centre will maximise accessibility by non-car modes. It will be located on a dedicated local busway to maximise access by public transport for those areas furthest away. Maximising access to the District Centre should also help ensure its success.						

<b>CE 8 (2-5) The District Centre – District Centre Form and Uses</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
The Preferred Approach for a range of uses and facilities to meet the needs of the residents and creating a vibrant heart to the development. Other approaches would be minor variations.	PPS6		SS12, E10	CE14 District Centre Role and Form – Preferred Approach	Acceptable.	General support.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> It is proposed that the District Centre should provide for a mix of uses, such as shops, services, cultural, leisure and community facilities to serve the new urban extension and immediate surrounding area without undermining the vitality and viability of, or competing with Cambridge City centre. Some intervention is needed to ensure a suitable mix of uses, including day and evening uses, and to prevent a few large commercial premises undermining the environment. The District Centre will need to provide for the needs of the urban quarter to reduce the need to travel. The form of the District Centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure, and creating landmark buildings and a high quality environment will also be vital to create a place worthy of its residents and of Cambridge.						

<b>CE 8 (6-7) The District Centre – Vitality and Viability</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Procedural policy to ensure adequate mix of uses and timing of delivery, with no reasonable alternatives.	PPS6	-	SS12, E10	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options Report.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about the overall size, mix of uses, urban design and measures required in the District Centre. A comprehensive strategy should be devised to address these issues and ensure development begins no later than 3 years after commencement of development on the Airport area.						

<b>D3a-D3f Local Centres Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE9 (1) (a-b), (2), (3) Local Centres – Cambridge East</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by national planning guidance, the Preferred Approach is for a Local Centres Strategy to determine the number of Local Centres, based in neighbourhoods with primary schools, so that they are accessible and meet local needs. Other approaches would be minor variations.	PPS6	-	SS12, E10	Not included	Not applicable as issue not included in Preferred Options report	Not applicable as issue not included in Preferred Options report
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about the overall number and function of each Local Centre. A comprehensive strategy should be devised to address these issues. However, the broad principles in CE/9 are guided by national guidance.						

<b>CE9 (1c) Local Centres – Cambridge East</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Inclusion of employment provision at local centres, on the dedicated public transport routes, assists with their accessibility to local residents and could make the local centres more viable, generating trade. Mixed with other uses, it would also prevent ghetto areas out of hours. Alternative approaches could be for provision of employment elsewhere.	PPS6		SS12	CE15 Local Centres: Employment – Preferred Approach	Acceptable - particularly important to maintain a diverse employment base and premises within easy reach of housing. Also encourages people to make multi-purpose trips.	General support for local centres acting as a centre for small-scale local employment uses, but objection to the lack of compensation for the loss of Marshall's and not providing for a full range of job types.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Local Centres will provide a community focus in the different neighbourhoods within the new urban quarter. In order that Cambridge East provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the Local Centres will also provide an opportunity for small-scale office and other employment uses appropriate in a predominantly residential area. Cambridge East provides the opportunity to redress the balance between housing and jobs, so large-scale employment provision is not appropriate.						

<b>CE9 (4) Local Centres – Phase 1 North of Newmarket Road</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Provision of a local centre is required to meet the needs of the new residents north of Newmarket Road. Alternative options for the number of local centres, facilities, location, function and phasing.	PPS6		SS12, E10	CE16 Local Centre North of Newmarket Road – Preferred Approach	Acceptable although some rewording might be considered to indicate whether employment will be provided. Amend text: "...location for services and facilities, and local employment."	General support to ensure Phase 1 north of Newmarket Road has a community focus and identity.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Phase 1 (1,500 - 2,000 dwellings) should support a Local Centre. In view of the important role that a Local Centre can have in providing a community focus and location for services and facilities and local employment and that it can help to create community identity from the outset of development, it will be required as part of Phase 1. This is particularly important as this phase of development will be some years ahead of the wider development on the Airport and it is not particularly well related to the rest of Cambridge. The composition of the Local Centre will share many characteristics with those in the urban quarter and the location should have regard to the needs of the first phase of development whilst taking into account of potential for it to serve any later extension to the east. It should have good pedestrian and cycle links through to the adjacent Fison Road estate, to ensure it can also serve that area and assist with social integration.						

### D4/a-D4/c Housing Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

### CE10 (1-2) Cambridge East Housing – Housing Supply

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan Policy. Opportunities for significant alternative approaches are limited.	-	P5/1, P9/1	H1	Not included	Not applicable as issue not included in Preferred Options report	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A policy is needed to set out the housing supply for Cambridge East and Phase 1 north of Newmarket Road.						

<b>CE10 (3) Cambridge East Housing – Density</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Cambridge East.	PPG3	P5/3	SS16	CE17 Housing Density - Option 1	We conclude that this option is not as desirable as Option 2 which would provide for higher densities. The decision rests largely on the conclusion that higher densities need not have an adverse effect on urban design, and that they might reduce the loss of agricultural land or Green Belt elsewhere.	A mixed response to density. Some objection to 50dph being too low in light of PPG3 as it does not make best use of land. Others object to 50dph as being too high, worried about leading to slum conditions and high crime. Some comments refer to the need for a density gradient to ensure a progressive transition to the rural area.
<b>Actions Following Preferred Options Consultation:</b> A combination of options CE17 and CE18 to be taken forward in the AAP with a target for "average density in the order of 75dph", but requiring "at least 50dph" across the development as a whole. This policy should also require higher densities in the most accessible locations and provide for lower densities on sensitive outer edges of the development, particularly close to villages, with an emphasis on limiting building heights in these locations.						
<b>Justification for Policy Approach:</b> The Structure Plan requires Cambridge East to be a high density development. Creating an urban quarter which makes best use of land, minimises the amount of land that will be need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at average net densities of at least 50 dph across the urban quarter must be achieved. The aim is for the development of net density in the order of 75 dph, based on a design-led approach. Higher densities will be appropriate in the District and Local Centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Cambridge East by providing opportunities for landmark buildings and different character areas. However, some areas that are relatively less accessible and which border the countryside will be lower density, with lower buildings heights.						

<b>CE10 (3) Cambridge East Housing – Density</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Cambridge East.	PPG3	P5/3	SS16	CE18 Housing Density - Option 2	Our conclusion is that this option is marginally superior to Option A (CE17). Higher housing density need not result in compromises on urban open space and can clearly help the viability of the new urban quarter by providing a larger catchment population for shops and facilities. Nevertheless care will need to be taken in designing buildings and open spaces especially as there are no existing high-rise buildings in the area. This option is also implicitly more sustainable if the higher density reduces development pressure elsewhere in the Cambridge area.	Objection to high density as being more suited to London. Also concerns about slum conditions, high crime and a lack of infrastructure to serve the development. Some comments refer to the need for a density gradient to ensure a progressive transition to the rural area.
<b>Actions Following Preferred Options Consultation:</b> A combination of options CE17 and CE18 to be taken forward in the AAP with a target for "average density in the order of 75dph", but requiring "at least 50dph" across the development as a whole. This policy should also require higher densities in the most accessible locations and provide for lower densities on sensitive outer edges of the development, particularly close to villages, with an emphasis on limiting building heights in these locations.						
<b>Justification for Policy Approach:</b> The Structure Plan requires Cambridge East to be a high density development. Creating an urban quarter which makes best use of land, minimises the amount of land that will be need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at average net densities of at least 50 dph across the urban quarter must be achieved. The aim is for the development of net density in the order of 75 dph, based on a design-led approach. Higher densities will be appropriate in the District and Local Centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Cambridge East by providing opportunities for landmark buildings and different character areas. However, some areas that are relatively less accessible and which border the countryside will be lower density, with lower buildings heights.						

<b>CE10 (4) Cambridge East Housing – House Type and Quality</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives are to seek certain housing types, or a do nothing option that would leave it to the market to decide.	PPG3	P5/4	SS16, H2	CE19 Housing Types - Preferred Approach	Acceptable, although sustainability benefits will depend on the detailed design and layout which are not discussed in the text.	Objections to apartments as being out of character with the city and leading to parking problems. General support for providing a mix which will allow scope for an imaginative development.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> In order to meet the identified need and to respond to the density requirements, a variety of dwelling types will need to be provided, which will also provide interest in the character and design of the urban quarter. Development of a sustainable community which will meet the needs of current and future residents will require the development of a high quality, attractive environment that functions well and provides dwellings for a range of groups, including affordable housing, lifetime homes, retirement homes, and homes for students and young single people.						

<b>CE10 (5) Cambridge East Housing – Affordable Housing</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy, as well as national policy, and identified local needs. Opportunities for significant alternative approaches are limited.	PPG3	P5/4, P9/1	SS13, H2	CE20 Affordable Housing - Preferred Approach	Acceptable, particularly if the approach of seeking 50% provision in new developments can be achieved.	Objections on the basis of uncertainties over future funding to deliver. Concerns 50% affordable housing will generate ghetto areas. Comments received on the breakdown / mix of affordable housing types which should be sought. Some support for 50% including houses for Key Workers.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach. Include an indicative tenure mix in the AAP supporting text. Of the 50% affordable housing overall, approx 30% would be social rented and 20% intermediate housing, the actual mix to be determined at the time of an application having regard to identified need and other material considerations.						
<b>Justification for Policy Approach:</b> A key driver behind the growth area for the Cambridge Sub-Region is the need to provide more affordable housing in and close to Cambridge and the Structure Plan Policy P9/1 requires at least 40% of housing to be affordable, including housing for Key Workers. The Housing Needs Survey (2002) identified a large backlog of housing need and recommended a target of 50% would be justifiable. The actual mix of affordable housing to be provided should be determined at the time of the application, but an indicative mix is 30% social rented and 20% intermediate housing, including for Key Workers, based on the identified housing need.						

<b>CE10 (6-10) Cambridge East Housing – Affordable Housing</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan policy, as well as national policy, and identified local needs. Opportunities for significant alternative approaches are limited.	PPG3	P5/4, P9/1	SS13, H2	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A key driver behind the growth area for the Cambridge Sub-Region is the need to provide more affordable housing in and close to Cambridge and the Structure Plan Policy P9/1 requires at least 40% of housing to be affordable, including housing for Key Workers. The Housing Needs Survey (2002) identified a large backlog of housing need and recommended a target of 50% would be justifiable. The actual mix of affordable housing to be provided should be determined at the time of the application, but an indicative mix is 30% social rented and 20% intermediate housing, including for Key Workers, based on the identified housing need.						

<b>D5/a-D5/b Employment Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE11 (1) Cambridge East Employment – Overall employment provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The Preferred Approach is to help redress the balance between housing and jobs, whilst providing for a limited amount of local employment. An alternative approach would be not to include any employment.	-	-	E3	CE21 Employment - Preferred Approach	Acceptable in a Cambridge area context. The option prioritises housing over employment without excluding the latter, because of the need to address the imbalance between jobs and homes in the Cambridge sub-region. While this limits the chance to provide homes and jobs in close proximity in Cambridge East it is a positive contribution to the broader problem.	Seven representations received. General support for trying to redress the imbalance between houses and jobs.
<b>Actions Following Preferred Options Consultation:</b> Pursue Preferred Approach to employment policy in the AAP, and be consistent with that in the Structure Plan.						
<b>Justification for Policy Approach:</b> The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.						

<b>CE11 (1) Cambridge East Employment – Overall employment provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach would be not to include any employment or to include more.	-	-	E3	CE22 Employment Provision - Option 1	As worded this option is roughly as acceptable as Option 2, however we consider the other option provides scope for more flexibility in integrating employment and housing within the settlement to deliver a sustainable community and could result in less land being needed to achieve the same number of jobs. If retained we believe this option would have to be reworded slightly to make explicit the spatial implications.	Only three representations received in objection to this option; Objection to the small allocation for employment; and objection to the reference to employment provision instead of jobs provision.
An alternative approach would be not to include any employment or to include more.	-	-	E3	CE23 Employment Provision – Option 2	We conclude that this is a marginally better solution than Option 1. It should enable the Council to deliver a well balanced and well integrated development that meets the objective of creating a sustainable community while providing more flexibility in urban design.	Only two representations received, both in general support.
<b>Actions Following Preferred Options Consultation:</b> Option 1 not to be pursued. Pursue Option CE23.						
<b>Justification for Policy Approach:</b> The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.						

<b>CE11 (2-3) Cambridge East Employment – Location and type of employment</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan Policy, as well as national planning policies, there are no reasonable alternatives to the types of employment development, but an alternative, but inferior, approach to the location of employment uses could be to locate in a separate employment only area.			E3	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.						

<b>D6/a-D6/f Community Facilities, Leisure, Arts and Culture Including Community Development Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

## CE12 (1-5) Community Services Facilities, Leisure, Leisure, Arts and Culture – Publicly Provided Services and Facilities

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPS6	P6/1	SS12, C3, C4, C5	CE24 Publicly Provided Community Services, Facilities, Leisure, Art and Culture - Preferred Approach	Acceptable. We recommend that the Councils add further text to the policy seeking to exploit potential of broadband telecoms infrastructure in delivering community services and that the community is consulted on the priority for delivering services.	Objections to providing a wish list of facilities which will serve the wider community, concern over phasing before houses are built, and concerns over publicly funding certain facilities and services. Objection to the lack of recognition for the role of the voluntary sector in providing some community facilities and opportunities for co-location and joint provision. Also general support for a health campus, providing a wider range of services than a conventional health centre.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach. The AAP should recognise the role that voluntary bodies could play in helping provide community services.						
<b>Justification for Policy Approach:</b> It is vital that new residents have access to services and facilities, in order to create a viable sustainable urban extension. Before planning permission could be granted, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.						

## CE12 (6-9) Community Services Facilities, Leisure, Leisure, Arts and Culture – Commercially Provided Services and Facilities

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPS6	P6/1	SS12, C3, C4, C5	CE25 Commercially Provided Community Services, Facilities, Leisure, Art and Culture - - Preferred Approach	Acceptable. We recommend that the Councils add further text to the policy seeking to exploit potential of broadband telecoms infrastructure in delivering community services and that the community is consulted on the priority for delivering services.	General support to secure the necessary facilities to serve the new development, although concerns about phasing with regards north of Newmarket Road.

**Actions Following Preferred Options Consultation:** Pursue the Preferred Approach.

**Justification for Policy Approach:** Not all services and facilities will be provided by the public sector and community sectors. A large number of facilities at Cambridge East will be provided commercially e.g. health and fitness clubs, public houses etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided. This will be particularly important in the early phases of development in order to ensure that Cambridge East has a basic range of services and facilities which will help attract its first residents. The priorities for commercial leisure provision will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to for publicly provided services and facilities above.

## CE12 (10) Community Services Facilities, Leisure, Leisure, Arts and Culture – Location of Services and Facilities

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPG3, PPG13	-	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

**Actions Following Preferred Options Consultation:** Not applicable as issue not included in Preferred Options report.

**Justification for Policy Approach:** Addressed in the District and Local Centres policies - locating facilities and services in these locations would provide local neighbourhoods with better accessibility to them, and a mix of uses which will assist with their vitality and viability.

<b>CE12 (11) Community Services Facilities, Leisure, Leisure, Arts and Culture – Public Art</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 to provide for additional facilities to serve the city and sub-region and Option 2 to provide solely for the needs of the new residents. No reasonable alternatives.		P6/1		CE31 Leisure, Art and Culture - Preferred Option	Acceptable. Providing facilities for a broader sub-regional market will hopefully improve range and quality, and will provide for a wider catchment giving more chance that the facilities will be well-sustained. Co-location of good quality leisure facilities with good quality retail areas in a locality served by good quality public transport should also encourage modal shift.	General support for contributing to the needs of the sub-region as well as immediate new residents.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE31.						
<b>Justification for Policy Approach:</b> Cambridge East provides the opportunity to provide a range of facilities for leisure, the arts and culture to serve the new development and a wider needs of the City and potentially the Sub-Region, provided it is complementary to, and does not compete with the city centre function. This could include commercial leisure facilities such as a cinema or ice rink, where there is insufficient space for them in the city centre.						

<b>CE12 (11) Community Services Facilities, Leisure, Leisure, Arts and Culture – Public Art</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 to provide for additional facilities to serve the city and sub-region and Option 2 to provide solely for the needs of the new residents. No reasonable alternatives.		P6/1		CE32 Leisure, Art and Culture - Alternative Option	We concur with the Council's rejection of this option as it may limit the range of facilities that could be provided, restricting demand; this may make facilities less viable in the long term.	General support for some facilities having a City or sub-region function.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Alternative Option.						
<b>Justification for Policy Approach:</b> Cambridge East provides the opportunity to provide a range of facilities for leisure, the arts and culture to serve the new development and a wider needs of the City and potentially the Sub-Region, provided it is complementary to, and does not compete with the city centre function. This could include commercial leisure facilities such as a cinema or ice rink, where there is insufficient space for them in the city centre.						

<b>CE12 (12-13) Community Services Facilities, Leisure, Leisure, Arts and Culture – Phase 1 North of Newmarket Road</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy with no reasonable alternatives.	-	-	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about Phase 1. A comprehensive strategy should be devised to address these issues.						

<b>CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach would be not to include any provision for faith, or provision in an alternative location.		P6/1	SS12	CE29 Faith - Preferred Approach	Acceptable - we assume the facilities would be multi-denominational.	Support for the provision of appropriate land for buildings for worship, but concerns that the policy should be more specific towards which faith groups will be served and that it should not be provided from the public purse.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Cambridge City Council has carried out an initial consultation with faith groups based in the City on their needs over the plan period. This suggests a need for the provision of additional buildings for worship, which should be located where they are most accessible, for example, in the District Centre.						

<b>CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The Preferred Approach would allow for the shared use of schools by the wider community. An alternative approach would be not to provide such shared use.		P6/1	SS12	CE26 Education: Preference for Community Schools - Preferred Approach	Acceptable, although the Councils should make clear what secondary education will be provided for residents of the area north of Newmarket Road since this area will be occupied before the school within the new settlement is built.	Objection to the secondary school being provided in the District Centre due to potential management and security issues. General support for primary schools to provide the community focus for district and local centres.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach. Pursue the Preferred Approach. The AAP should make it clear that the secondary school should not be located in the district centre in view of potential management and security issues.						
<b>Justification for Policy Approach:</b> 10,000-12,000 dwellings will generate a need for 6-7 primary schools and one secondary school. All schools will be community schools, with focus on the family and could include other associated facilities such as early years' provision, health and out of school clubs. The Secondary school will be a large school which would enable it to make a wider provision for joint community use, building on the tradition for South Cambs and Cambridge City. It will be provided at a Local Centre rather than the District Centre in view of potential management and security issues. This would provide a more appropriate environment for pupils, at lunchtimes and before / after school. Having this type of facility with its wider community role attached to a Local Centre would generate a higher order of facilities and a wider range than would be supported at other Local Centres.						

<b>CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
No reasonable alternatives.		P6/1		CE30 Emergency Services - Preferred Approach	Acceptable, although the provision of emergency health services should be mentioned, particularly for the area north of Newmarket Road.  The Council proposes to reword this option to clarify these points.	General support but concerns over phasing.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> The police require accommodation (approx. 1,000sq.m) within or near to the District Centre, which could be shared with another suitable partner. The fire service has identified a need for a 2 bay fire station if their preferred approach of installing sprinklers in all domestic premises cannot be achieved. The needs of the ambulance service are still being assessed.						

## D7a-D7I Transport Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

## CE13 Road Infrastructure

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy with no reasonable alternatives.	PPG13	P8/1, P8/10		Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure suitable arrangements are in place for the provision of the necessary highway capacity to make the scheme acceptable in planning terms.						

<b>CE13 (2-3) Road Infrastructure - A14 Access</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quy; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE38 A14 Interchanges _ Option 1	None of the options offers a clear advantage compared to the others. Options 2 and 3 involve additional land take whereas this option makes use of the existing infrastructure. All options would probably have some impact in the existing traffic flow.	Concerns were expressed over the capacity of local roads, traffic congestion, noise pollution and environmental issues.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quy for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

## CE13 (2-3) Road Infrastructure - A14 Access

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quy; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE39 A14 Interchanges _ Option 2	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable transport systems within the sub-region.	Object because developments will all use inadequate, unsuitable and already congested roads for increased traffic. Some support for relying on two existing interchanges and restricting Ditton Lane to public transport only.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quy for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

### CE13 (2-3) Road Infrastructure - A14 Access

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quy; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE40 A14 Interchanges _ Option 3	On balance we consider this is the more sustainable option since it maintains road configurations bringing traffic into the settlement along an established main route, avoiding the impacts associated with bringing in traffic from a new junction to the north.	Objections on the basis that Ditton Lane is unsuitable through road access to A14 as it is heavily congested; this option would not meet Structure Plan requirements; and would be enormously destructive of what remains of countryside in this area.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quy for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

### CE13 (2-3) Road Infrastructure - A14 Access

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quy; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE41 A14 Interchanges _ Option 4	This is a less sustainable solution. Its design appears to reflect concerns about commuting traffic between eastern Cambridge and the Science Park. We believe that this issue should be addressed in the first instance by providing good quality bus links.	Objections as Wilbraham Fen SSSI lies to the immediate south of the Quy interchange; raise pressure for a road to be created from the residential site onto High Ditch Road; unnecessary in traffic terms and would bring unnecessary engineering works into the Green Belt.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quy for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

### CE13 (4) Road Infrastructure – Primary Road Access

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. An alternative approach could be for a different number or location of road accesses.	PPG13	P8/2, P9/9	T1	CE34 Road Access - Preferred Approach	Cambridge East will be a large urban extension, so restricting access to just five points could create bottlenecks around and within the development. At this point it is not possible to judge the impact without more detail of the layout of the site, although the strong promotion of sustainable transport policy should reduce the impact over time.	Some general support but concerns that existing roads are already heavily congested and feeling that nothing will improve this and may worsen the situation.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach subject to the following amendments: access onto Airport Way to be only at the Gazelle Way roundabout and the access to Barnwell Road to avoid crossing the LNR and otherwise minimise the impact on the reserve.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires a new access road for north of Cherry Hinton. This is just one of the five new access points needed, to be phased, to support the development. Where possible, improvements to existing infrastructure are proposed to minimise the environmental impact. The AAP is a high level document and will be reviewed early to provide a clearer understanding of the necessary infrastructure. The County Council's Long Term Transport Strategy will be an important step in this regard.						

### CE13 (4-7) Road Infrastructure – Mitigating Traffic Impact

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPG13	P8/3	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure suitable arrangements are in place for the provision of the necessary mitigation measures to make the scheme acceptable in planning terms.						

<b>CE13 (8) Road Infrastructure – Orbital Movements</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE35 Orbital Movements - Option 1	None of the options offers a clear advantage compared to the others. Options 2 and 3 involve additional land take whereas this option makes use of the existing infrastructure. All options would probably have some impact in the existing traffic flow.	Mixed response with some support for improving orbital capacity, but opposition to creating a ring road effect, encouraging development up to the boundary, and generating extra traffic.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.						

<b>CE13 (8) Road Infrastructure – Orbital Movements</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE36 Orbital Movements - Option 2	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable transport systems within the sub-region.	Mixed response with some support for improving orbital capacity, but opposition that orbital roads are not the most efficient means of distributing travel movements and are likely to induce extra car travel.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Option 2 (CE36). Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.						

### CE13 (8) Road Infrastructure – Orbital Movements

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE37 Orbital Movements - Option 3	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable transport systems within the sub-region.	Mixed response with some support for improving orbital capacity for public transport only, but opposition to creating a ring road effect, encouraging development up to the boundary, generating extra traffic and public transport not moving orbitally.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Option 3 (CE37). Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.						

### CE13 (9) Road Infrastructure – Park and Ride

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches could be to leave the site where it is, which would miss the opportunity for the development of a recreational urban park, or find alternative locations for it to move to.	PPG13			CE43 Park and Ride - Preferred Approach	Acceptable - some limited biodiversity impacts are offset by the need to relocate this facility to encourage public transport use and generate compensating benefits in public open space provision in the development itself.	Objections to the relocation of the Park and Ride site as unnecessary, resulting in a loss of Green Belt, and alternative locations suggested.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> CE/3 (1) proposes the site for Cambridge East, which includes the present Newmarket Road Park and Ride site, which is to be relocated to allow a holistic approach to development north of Newmarket Road. Although not part of Phase 1, the site will need to be relocated prior to development of subsequent phases north of Newmarket Road to ensure continued operation. It is proposed to relocate the site adjacent to the country park, which could intercept traffic further out of the city and reduce the volume of traffic along Newmarket Road, and would provide a shared parking facility for users of the Country Park, obviating the need for a further car parking facility and minimising the impact on the environment.						

<b>CE14 (1) Alternative Modes and Parking</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Procedural policy with no reasonable alternatives.	PPG13	P8/1 - 6, P8/8 - 10		Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure suitable arrangements are in place for the provision of alternative modes and car and cycle parking to make the scheme acceptable in planning terms.						

<b>CE14 (2-4) Alternative Modes and Parking – Public Transport</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9. An alternative approach could be for a different number of routes, to different destination points in the City, along different routes.	PPG13	P8/1, P8/2, P8/3, P8/6, P8/10, P9/9	T1, T13, T14	CE42 External Public Transport – Preferred Approach	Acceptable.	General support provided public transport will be initiated quickly. Objection to the lack of recognition of Fleam Dyke which is archaeological importance and the guided bus severing the green corridor and / or damaging areas of ecological value.
<b>Actions Following Preferred Options Consultation:</b> Pursue this approach. Add a statement concerning the need to minimise and mitigate the environmental impacts of the public transport routes.						
<b>Justification for Policy Approach:</b> For Cambridge East to be sustainable all development will need to be within 400m of HQPT, to provide travel choice. Structure Plan Policy P9/9 requires the provision of a rapid transit link to the City Centre, which will be the focus for most routes, with associated bus priority measures. Other HQPT links should be provided to provide links to key destinations around Cambridge including Cambridge Northern Fringe (including the Science Park and new Chesterton Interchange), the Railway Station and Addenbrooke's Hospital. These will provide further opportunities for multi-modal interchange to other destinations around the city and beyond.						

<b>CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T14	CE44 External Cycle Links - Preferred Option	Acceptable. We also suggest that the option should be reworded because providing cycleways does not ensure the target will be met - it makes its achievement more likely.	General support, but concerns regarding lighting. Some objections to further encroachment onto Commons by tarmac cycleways.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.						

<b>CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T14	CE45 External Cycle Links - Alternative Option	This option provides for unlit cycleways which, while reducing light pollution, has consequences for cyclists' personal safety. If option CE44 results in lighting at appropriate places then this option is less attractive.	Objections as lighting is seen as essential for personal security and general cycle usage.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue the Alternative Option.						
<b>Justification for Policy Approach:</b> Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.						

<b>CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T14	CE46 External Cycle Links – Rejected Option	This option and supporting text does not clarify how much of the infrastructure would be shared. While cycling facilities need to be integrated with other forms of sustainable transport there is no reason why they must share infrastructure. Separation of cycle routes from all forms of traffic as far as possible appears to be a preferred option and therefore we concur with the Council's decision to reject this option.	General support for the rejection of this option.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue the Rejected Option.						
<b>Justification for Policy Approach:</b> Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.						

<b>CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P8/5. A variety of options exist as to what car parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG3, PPG13	P8/5	T1, T14, T16	CE48 Car Parking Standards – Preferred Approach	Acceptable. We recommend the option text could be clarified to distinguish between residents' parking provision and that for retail / service areas. In the immediate period after the District Centre is operational car parking controls should not be so strict that they discourage people from visiting the facilities, especially those from outside Cambridge East. A modal shift is encouraged this option could be superseded by CE49.	General support but the standard will need to be reviewed over time.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach. Include parking standards within the AAP.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P8/5 requires car parking standards to be expressed as Maximum Standards and lower levels to be provided where means of travel other than the private car are available or can be provided and where high density development associated with central facilities limits the potential for car parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards. The standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. Lower provision will be expected in locations close to facilities and services and HQPT. Developers will be required to demonstrate they have considered opportunities for reducing car parking, through shared provision and / or car pooling schemes, as is more conducive to high density development. Account will be had to the need to provide enough car parking in the initial phases of development at the District / Local Centres to ensure their viability, therefore there is flexibility.						

<b>CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P8/5. A variety of options exist as to what car parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG3, PPG13	P8/5	T1, T14, T16	CE49 Car Parking Standards – Alternative Approach	As explained for CE48 it will be important not to control parking so strictly initially that people are discouraged from visiting the District Centre, but in due course this more stringent option could be implemented to encourage modal shift.	A mixed response with some support for more stringent standards in areas of high density development but also objection to a stringent approach as inappropriate for an edge of Cambridge site.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P8/5 requires car parking standards to be expressed as Maximum Standards and lower levels to be provided where means of travel other than the private car are available or can be provided and where high density development associated with central facilities limits the potential for car parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards. The standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. Lower provision will be expected in locations close to facilities and services and HQPT. Developers will be required to demonstrate they have considered opportunities for reducing car parking, through shared provision and / or car pooling schemes, as is more conducive to high density development. Account will be had to the need to provide enough car parking in the initial phases of development at the District / Local Centres to ensure their viability, therefore there is flexibility.						

<b>CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P8/8. A variety of options exist as to what cycle parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG13	P8/8	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P8/8 requires the provision of adequate cycle parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards and availability of high quality cycle infrastructure, including secure parking, particularly at key destinations. The minimum standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. However, there may be some locations, such as at the District and Local Centres where higher standards will be expected, to meet the needs of a high density development.						

<b>CE14 (1-5) Alternative Modes and Parking</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P8/2. An alternative approach could be a different threshold for accessibility to a bus stop.	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T13, T14	CE47 Internal Trips - Preferred Approach	Acceptable.	General support for a network of dedicated and segregated routes for cyclists and pedestrians. But objections to the targets for bus stops as they mean nothing if the buses don't go where people want to go or the buses cannot cope with people with shopping.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> This principle has been developed in CE/14 (1-5).						

<b>CE15 (1) Transport for North of Newmarket Road</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/9, the Preferred Approach includes provision for all modes. No reasonable alternatives.	PPG13	P8/2, P9/9	T1, T12, T13	CE33 Transport for North of Newmarket Road - Preferred Approach	Acceptable, though possibly the option should have additional wording to emphasise the priority given to walking and cycling. Add bullet point: "Internal design to prioritise internal movements by foot or cycle rather than the car."	Some general support but objections on the basis that there is already major traffic problems. Specific objections received - there should be no access onto High Ditch Road (even for public transport); north of Newmarket Road would require two vehicular access points; north of Newmarket road shouldn't be required to contribute towards the A14 junction improvements.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach subject to the following amendments: two road access points to Newmarket Road, use Redeposit Draft Cambridge Local Plan Car Parking standards, design should not prevent future provision of public transport only access onto High Ditch Road, design of north of Newmarket Road should not preclude future provision of a new junction onto the A14 between the existing Quy and Ditton Lane junctions, as a replacement for the Ditton Lane junction.						
<b>Justification for Policy Approach:</b> The Structure Plan requires all new development to make provision for integrated and improved transport infrastructure to increase the ability to move by cycle, public transport and on foot (Policy P8/2). The first phase of development north of Newmarket road could generate in the order of 8,500 trips into and out of the site each day by all modes and it is necessary to provide adequate infrastructure to serve the development.						

<b>CE15 (2) Transport for North of Newmarket</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Options examined at CE13 (2) Road Infrastructure - A14 Access Road	PPG13	P9/9	T1	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision						

<b>D8a-D8h Landscape Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE16 (1-5) Landscape Principles</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
There are no reasonable alternatives.	-	P7/4	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as issue not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about landscape. This will be addressed through various strategies, including a Landscape Strategy.						

<b>CE17 (1-7) Landscaping within Cambridge East</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
A variety of options exist as to how to provide for landscaping within the new urban quarter, but is guided by Structure Plan Policy P7/4 and to some extent by the character of Cambridge city and the immediate surroundings.	-	P7/4	-	Not included	Not applicable as not included in Preferred Options report.	Not applicable as not included in Preferred Options report.
<b>Actions Following Preferred Options Consultation:</b> Not applicable as not included in Preferred Options report.						
<b>Justification for Policy Approach:</b> A policy is necessary to set out comprehensively the requirements for a variety of landscaping measures appropriate to specific parts of the new urban quarter, to ensure sensitive integration.						

<b>CE17 (8) Landscaping within Cambridge East - The Landscaping of Open Spaces</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P7/4	SS8	CE68 Landscaping Recreational Areas - Preferred Approach	Acceptable, however the biodiversity benefits for this area would be maximised by retaining natural vegetation as far as is practicable.	General support for this approach, although "naturalistic planting" should be defined.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> A Landscape Strategy will be prepared for the whole urban quarter which incorporates a range of landscape character to reflect the character of the area, and may include formal tree and shrub planting within the denser urban areas, to areas of more naturalistic planting within larger open spaces and boundary areas. The retention and management of existing established trees and hedges should be encouraged resulting in early landscape benefits and minimising the loss of established habitats, where this is consistent with the landscape strategy.						

<b>CE18 (1-2) Linking Cambridge East to its Surroundings</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P7/4, P7/5				
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure adequate landscaping of a nature in keeping with its surroundings is provided to mitigate the impact of new access roads and ensure landscaped areas and open areas are connected to provide a comprehensive green and landscaped network.						

<b>D9/a-D9/l Biodiversity Objectives</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

## CE19 (1-5) Biodiversity

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity.						

## CE/20 (1, 3-4) Existing Biodiversity Features

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG9	P7/2		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about biodiversity. Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through surveys and management strategies, which will identify features for retention.						

## CE20 Existing Biodiversity Features – Management Strategy

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG9	P7/2	SS8, ENV1	CE53 Landscape and Biodiversity Management Plan – Preferred Approach	Acceptable - again community involvement in planning is a plus, and their involvement in management might be considered.	Support landscape and biodiversity management, but request the strategy is drawn up prior to development commencing.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about how maintenance and management of public open space will be dealt with, including issues of community involvement and funding. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must worked up more fully as part of a planning application, on which there will be public consultation. It is also important to make the link between the management of open spaces which have a variety of uses and which need an integrated approach to management, such as landscape, biodiversity, rights of way and drainage. A single ownership of facilities offers significant benefits, and should be required.						

## CE21 (1-4) New biodiversity Features

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG9	P7/2	ENV1	CE51 Biodiversity: Habitat Creation – Preferred Approach	Acceptable. We suggest changing the final word in the option text from biodiversity to wildlife.  Amend text: "...incorporated with the built-up areas in order to increase the biodiversity value of such areas (where practical), and to increase people's opportunities to experience nature and wildlife."	Support for the green corridor, urban park, and water features for increasing biodiversity. Objection on the basis that the density and type of development will not increase biodiversity. A suggestion that the green corridors should not be bisected by major roads - which should be tunnelled.

**Actions Following Preferred Options Consultation:** Pursue the Preferred Approach.

**Justification for Policy Approach:** Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through the Landscape Strategy, which will also address opportunities landscaping offers to maintain and create new wildlife habitats thus increasing biodiversity.

## CE21 (1-4) New biodiversity Features

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
	PPG9	P7/2	ENV1	CE52 Biodiversity: Water Features – Preferred Approach	Acceptable.	Support for the innovative use of measures to help wildlife gain and habitats.

**Actions Following Preferred Options Consultation:** Pursue the Preferred Approach.

**Justification for Policy Approach:** Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through the Landscape Strategy, which will also address opportunities landscaping offers to maintain and create new wildlife habitats thus increasing biodiversity.

<b>D10/a-D10/c Archaeology and Heritage Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE22 Archaeology</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
There are no reasonable alternatives.	PPG16	P7/6	ENV5	CE54 Archaeology - Preferred Approach	Acceptable. Development of the site will give archaeologists a chance to examine relics which they are denied at present. We recommend the option might be extended to require developers to provide contingencies in development plans to allow time to examine finds so that this does not interfere with construction.	General support, but concerns that an archaeological assessment should be submitted as part of any planning application.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and revise policy in the AAP to read: "...will be undertaken, and submitted as part of any planning application for development, to ensure the archaeological implications are understood and, as far as possible, any adverse impacts are mitigated. Any important remains will then be protected."						
<b>Justification for Policy Approach:</b> There is evidence of continuous development and use from the earliest period, with 37 sites recorded on and around the airport on the Cambridgeshire Sites and Monuments record. There are likely to be further remains on and around the airfield which must be investigated prior to any development on site.						

<b>CE23 Built Heritage</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Two options - Option 1 the retention of Listed Buildings and structures of historic value to Cambridge; Option 2 retention of Listed Buildings. There are no reasonable alternatives.	PPG15	P7/6	ENV5	CE55 Built Heritage - Preferred Option	Our assessment suggests this is marginally inferior to the Alternative Option. If the old hangars were retained this would impede development of land that is earmarked for housing, and this would appear to affect the design of this part of the settlement.	A mixed response with some support for a less prescriptive approach, disagreeing with the SA / SEA Report, and some objection.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option and ensure policy in AAP requires a detailed assessment to be undertaken to identify which significant airport buildings and structures and their settings are representative of a significant chapter in Cambridge's history, eg early hangars and the control tower, and may have potential to be retained and reused as positive features and landmarks in the future development.						
<b>Justification for Policy Approach:</b> The policy seeks to retain buildings and structures of heritage interest, and requires a comprehensive site survey to establish the extent and character of their settings, and potential long-term uses.						

<b>CE23 Built Heritage</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Two options - Option 1 the retention of Listed Buildings and structures of historic value to Cambridge; Option 2 retention of Listed Buildings. There are no reasonable alternatives.	PPG15	P7/6	ENV5	CE56 Built Heritage - Alternative Option	We consider this is the preferred option as the listed buildings lie within the zone of mixed land use improving opportunities to preserve and (ideally) re-use them sympathetically. The location of hangars appears to coincide with land allocated for housing, suggesting that they could not be retained without affecting the design of this part of the settlement.	A mixed response with some support for a less prescriptive approach and some objection.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Alternative Option CE56.						
<b>Justification for Policy Approach:</b> The policy seeks to retain buildings and structures of heritage interest, and requires a comprehensive site survey to establish the extent and character of their settings, and potential long-term uses.						

<b>D11/a-D11/d Meeting Recreational Needs Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

### CE24 Public Open Space and Sports Provision - Public Open Space

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 the City's Local Plan standards apply; Option 2 each Council's standards apply to their respective areas. There are no reasonable alternatives.	PPG17	P4/1	C5	CE57 Public Open Space - Preferred Option	In terms of integrating the design of Cambridge East into the rest of the city it appears more appropriate to adopt the City's standards for space provision since these will reflect standards for urban provision and (indirectly) a response to current land pressures within the city.	General support, but the AAP needs to specify the standards. One suggestion for the adoption of English Nature's "Accessible Green Space Standards".
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option and include the City Redeposit Local Plan open space standards in the submission AAP.						
<b>Justification for Policy Approach:</b> Public Open Space will be required consistent with its role as an urban quarter of significant size, in accordance with the standards in the City Local Plan.						

### CE24 Public Open Space and Sports Provision - Public Open Space

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 the City's Local Plan standards apply; Option 2 each Council's standards apply to their respective areas. There are no reasonable alternatives.	PPG17	P4/1	C5	CE58 Public Open Space - Alternative Option	More appropriate to use the City's provision standards.	Some support for the Preferred Option and some objection to this approach.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Alternative Option CE58.						
<b>Justification for Policy Approach:</b> Public Open Space will be required consistent with its role as an urban quarter of significant size, in accordance with the standards in the City Local Plan.						

<b>CE24 (2-4) Public Open Space and Sports Provision – Formal Sports Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG17	P4/1	C5	CE60 Formal Sports Provision – Preferred Approach	Option is procedural and cannot be assessed.	Some support and suggestions for other facilities to be included. Some objection suggesting the wording needs to make it explicit that the list of facilities is indicative and will be addressed through a Play Strategy.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and include a requirement for the preparation of a Play Strategy.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about what formal sports provision will be required. A strategy for Formal Sport (to be completed in partnership with Cambridgeshire Horizons and other partners) will enable the comprehensive planning of Cambridge East, and also take into account the needs of the sub-region.						

<b>CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative option could be for not locating indoor sports facilities at the secondary school and for the provision of a different range facilities.	PPG17	P4/1	C5	CE61 Dual Use Sports Provision – Preferred Approach	Acceptable. Some rewording is necessary because of possible confusion with option CE64.  Amend text: "...artificial turf pitches (the level of community use of outdoor facilities is dealt with earlier in Option CE28)."	
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Cambridgeshire has a developed network of community colleges and village colleges which provide dual use sports facilities for both schools and community use. This works well where the existing policy base is to base main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. Dual use offers a good value approach and ensures that all people have access to good quality, local sports facilities, and encourages greater after school sport for young people and gives priority to community use in the evenings and weekends.						

<b>CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 for school playing fields to count towards open space standards and Option 2 not counting towards the standards. No reasonable alternatives.	PPG17			CE27 Education: Playing Fields as Contributions to Open Space Requirements - Option 1	The two options are not mutually exclusive and both could be pursued to achieve cost effective provision of public spaces by including school playing fields only where access is not constrained, and by making separate provision elsewhere.  Add text to the end of CE27: "...This would mean less public open space outside educational ownership is required."	A mixed response, but more objections than support for school playing fields counting towards public open space.
<b>Actions Following Preferred Options Consultation:</b> Option 1 not to be pursued.						
<b>Justification for Policy Approach:</b> Grass sports pitches at primary and secondary schools do not count towards public open space standards as inclusion would lead to an over use of school pitches and access cannot always be guaranteed by the schools.						

<b>CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 for school playing fields to count towards open space standards and Option 2 not counting towards the standards. No reasonable alternatives.	PPG17			CE28 Education: Playing Fields as Contributions to Open Space Requirements - Option 2	This option is not mutually exclusive to Option 1. It can be pursued where public access is not available in order that there is adequate provision to meet open space standards.  Add text to the end of CE28: "...As such, full open space provision would be in public ownership, with additional space to meet requirements of schools."	General support that open spaces are needed but not include playing fields from schools.
<b>Actions Following Preferred Options Consultation:</b> Pursue Option CE28.						
<b>Justification for Policy Approach:</b> Grass sports pitches at primary and secondary schools do not count towards public open space standards as inclusion would lead to an over use of school pitches and access cannot always be guaranteed by the schools.						

<b>CE24 (6) Public Open Space and Sports Provision – Accessibility to Outdoor Sport Pitch Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative options could include a range of distances to formal sports provision.	PPG17	P4/1	C5	CE59 Distance to Formal Sport – Preferred Approach	Acceptable, although given the size of the development is this inevitable for all except the disabled?	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> In accordance with PPG17, paragraph 7, local standards for accessibility are included, equivalent to 10-15 minute walking time.						

<b>CE24 (7) Public Open Space and Sports Provision – Location of Children’s Play Areas and Youth Facilities</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative option would be not to include the community in the development of play areas.				CE62 Community Involvement – Preferred Approach	Acceptable.	General support.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> There is considerable benefit in involving children and young people in the design of play areas. This can help develop community spirit and a feeling of ownership by local people. It can also help reduce future vandalism.						

<b>CE24 (7) Public Open Space and Sports Provision – Location of Children’s Play Areas and Youth Facilities</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative options could include a range of distances to formal sports provision.	PPG17	P4/1	C5	Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Distribution of play space is important to ensure provision meets local needs. Standards are based on National Playing Fields Association recommendations.						

<b>CE24 (8) Public Open Space and Sports Provision – Urban Park</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
An alternative approach could be not to provide an urban park, or to locate it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE63 Urban Park – Preferred Approach	Acceptable. Sympathetic with well-integrated urban design.	General support for this approach. One suggestion for the adoption of English Nature's "Accessible Green Space Standards".
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Given that Cambridge East will be a high density development, it will be important to ensure those living in, working in and visiting these areas have easy access to high quality open space. The Green Corridor will serve the southern parts of the urban quarter. However the northern part of the development will be some distance from the corridor and the provision of a formal urban park in the Newmarket Road area will help meet the needs in this area. The existing Park and Ride site has a mature and attractive landscape setting and offers the opportunity to create a high quality park in the heart of the northern part of the urban quarter.						

## CE24 (9) Public Open Space and Sports Provision – Water Features

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Any other options would be a variation on the theme.	PPG9			CE67 Water Features – Preferred Approach	We have concerns about the impact of the large lake on the space available for other planned land uses within the corridor, although the option contributes to the quality of urban open space and supports drainage / flood relief objectives.	General support, although concerns that the water features should not count towards open space provision and there should be provision of informal spaces such as reed beds.
<p><b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option and clarify that any water features within the Green Corridor and outside the built-up area should include more informal areas such as reed beds. Within the urban area a more formalised approach to water features is proposed, although the benefits of including planting for biodiversity and water quality remain.</p> <p><b>Justification for Policy Approach:</b> Water Features are dealt with in the Drainage Chapter - They have the additional benefit of providing the opportunity for water based recreation, and non-motorised sports, where compatible with biodiversity etc.</p>						

## CE24 (10) Public Open Space and Sports Provision – Phasing and Delivery of Open Space

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives - required by Structure Plan policy P9/2c.	PPG17			CE70 Phasing and Delivery of Open Space – Preferred Approach	Option is primarily procedural although in principle it supports sustainability objectives.	A mixed response with objections suggesting phasing should include any new / improved access to the countryside, and it should clarify that both sport and recreational facilities should be delivered.
<p><b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and clarify that recreational facilities include sports facilities, and add that any new / improved access to the wider countryside should also be phased through the development.</p> <p><b>Justification for Policy Approach:</b> It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing of sports pitches is particularly relevant, as they need to be established for up to 2 years before they can be used therefore the early implementation should be a condition of any planning permission.</p>						

## CE25 (1) Countryside Recreation

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE71 Countryside Recreation - Preferred Option	We ask the Council to consider whether strategic open space should be provided by a managed approach (ie. by creating a country park which is partly an artificial area), or by providing facilities to encourage greater use and enjoyment of the existing countryside. If Strategic Open Space policy requires the Council to provide a country park or its equivalent then we concur that this is the preferred approach.	General support, although some objections to the location north of Teversham and perceptions of engulfing Teversham.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.						

<b>CE25 (1) Countryside Recreation</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE72 Countryside Recreation - Rejected Option 1	We concur with the Councils' assessment.	A mixed response with some support for this option being rejected, but others supporting a country park to the south of Teversham given the development pressure in the area.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Rejected Option 1.						
<b>Justification for Policy Approach:</b> A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.						

<b>CE25 (1) Countryside Recreation</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE73 Countryside Recreation - Rejected Option 2	We concur with the Councils' assessment.	Support for the rejection of this option.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Rejected Option 2.						
<b>Justification for Policy Approach:</b> A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.						

<b>CE25 (2) Countryside Recreation</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P4/1, there are no reasonable alternatives.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE74 Access to the Countryside – Preferred Approach	Acceptable. As the comments above indicate we consider it might be preferable to focus strategic policy on encouraging more people to use the existing rights of way. This objective would be assisted by enabling access through footpaths and other links starting within Cambridge East.	Support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and include reference in the supporting text to the Landscape East project of the "Bridge of Reeds" in connection with the Wicken Fens vision and highlight the relationship of this evolving proposal with the possible new road access onto the A14.						
<b>Justification for Policy Approach:</b> It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about what improvements to the Rights of Way network will be required. A comprehensive strategy should be devised to improve access from Cambridge East into the wider countryside through footpaths, bridleways, and cycleways connecting wherever possible with areas of Strategic Open Space.						

<b>D12/a-D12/g Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE/26 (1) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Surface Water Drainage</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Two options - Option 1 make use of the water as features; Option 2 store and remove water. Any other options would be a variation on these themes.	PPG25	P6/4	ENV9	CE75 Surface Water Drainage - Preferred Option	Acceptable.  The Council proposes to amend the text: "...These could form a variety of design features through the urban quarter, feeding to water holding features, including a large, permanent lake in the green corridor."	General support, although some fears for increased flooding and suggestions for more measures to be included for flood attenuation. Some detailed comments suggesting alternative wording.
<p><b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option, and include this statement in the policy "Whilst the site is not at direct risk of flooding from fluvial sources, a Flood Risk Assessment (FRA) will be required to assess the surface water drainage proposals for the site which must be undertaken on a strategic scale for the site as a whole." Also ensure that the reasoned justification to the policy include reference to swales, porous surfaces, green roofs and other measures.</p>						
<p><b>Justification for Policy Approach:</b> Development will require the preparation of a Flood Risk Assessment on a strategic scale for the development as a whole to address any potential flood risk and identify the types of SuDS drainage facilities and maintenance arrangements. SuDS principles not only manage run-off, but also provides features with drainage, recreation, biodiversity and amenity value. These will provide permanent water features for biodiversity - wetland habitats and reed beds, and recreation (see recreation chapter).</p>						

## CE/26 (1) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal– Surface Water Drainage

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 make use of the water as features; Option 2 store and remove water. Any other options would be a variation on these themes.	PPG25	P6/4	ENV9	CE76 Surface Water Drainage - Rejected Option	We concur that this option merely manages the runoff and does not seek to re-use water appropriately within the settlement, which is a pre-requisite for it being considered sustainable.	Support for the rejection of this option.

**Actions Following Preferred Options Consultation:** Do not pursue Rejected Option.

**Justification for Policy Approach:** Development will require the preparation of a Flood Risk Assessment on a strategic scale for the development as a whole to address any potential flood risk and identify the types of SuDS drainage facilities and maintenance arrangements. SuDS principles not only manage run-off, but also provides features with drainage, recreation, biodiversity and amenity value. These will provide permanent water features for biodiversity - wetland habitats and reed beds, and recreation (see recreation chapter).

## CE/26 (2) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Foul Drainage and Sewage Disposal

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative options are a substantial expansion of the Teversham STW or an alternative new STW near to the urban extension.	PPG25	P7/12	ENV9	CE77 Foul Drainage and Sewage Disposal – Preferred Approach	Acceptable in principle provided that the works at Milton has the capacity to accommodate the extra processing, and that this would not add significantly to any of the environmental impacts normally associated with sewage treatment.	Support for this approach.

**Actions Following Preferred Options Consultation:** Pursue the Preferred Approach.

**Justification for Policy Approach:** Anglian Water are currently undertaking an appraisal of the sewerage provision for the whole of the catchment and the outcome will inform the approach for Cambridge East. It is anticipated that foul water produced will be directed to Cambridge Sewage Treatment Works to take advantage of consolidating existing facilities. However, the approach in CE/26(2) provides flexibility to ensure there will be sufficient capacity in place to accommodate foul water without detrimental impacts, for example from flooding.

### CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE78 Management and Maintenance of Watercourses - Preferred Option	This is a procedural option which it is not appropriate to assess.	Support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option. Ensure that in the policy derived from CE78 all surface water drainage and SuDS are clearly included as well as water bodies and watercourses.						
<b>Justification for Policy Approach:</b> It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.						

### CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE79 Management and Maintenance of Watercourses - Rejected Option 1	This is a procedural option which it is not appropriate to assess.	Support for the rejection of this approach.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Rejected Option 1.						
<b>Justification for Policy Approach:</b> It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.						

### CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE80 Management and Maintenance of Watercourses Rejected Option 2	This is a procedural option which it is not appropriate to assess.	Support for the rejection of this approach.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Rejected Option 2.						
<b>Justification for Policy Approach:</b> It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.						

<b>CE/26 (5) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Water Conservation</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives available on the specific water conservation measures sought.			ENV6, ENV9	CE81 Water Conservation - Preferred Approach	Acceptable. Some subsequent rewording might be considered to make clear the relationship between this option and CE75.	General support for this approach, although a concern was raised about the availability of water to supply the development.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Water consumption of new development was identified as a key issue in the Sustainability Appraisal Scoping Report. The scale of development require action to be taken to conserve water. The 25% target offer a realistic and achievable goal.						

<b>D13/a-D13/b Telecommunications Objectives</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE27 Telecommunications</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG8	P6/5	E6	CE82 Telecommunications	Acceptable. Sustainability benefits depend on how affordable the facilities / services are, although pre-providing a common infrastructure is helpful. The option might be more specifically worded to identify obvious synergies with attracting an appropriate business mix to the settlement, and support for library services and other community facilities. Also an infrastructure component offering potential benefits to the disabled or house-bound.	Support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.						

### D14/a-D14/h Natural Environment Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

### CE28 (1-2) Energy – Energy Efficiency

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches would be to operate a different standard for Cambridge East, but standards in the Cambridge City Local Plan and South Cambridgeshire Development Control Policies guide standards.	PPS1, PPS22	P1/3	ENV8	CE84 Energy Conservation – Preferred Approach	Acceptable.	A mixed response with some general support and some seeing this as an issue which should be dealt with by Building Regulations.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and include specific policy in AAP relating to energy conservation, consistent with response in GO-East representations to South Cambs Development Control Policies.						
<b>Justification for Policy Approach:</b> Encouraging energy efficiency required by draft RSS and the Structure Plan. Building regulations are due to become more stringent on energy conservation, so encouragement for achieving standards above the minimum is appropriate.						

<b>CE28 (3) Energy – Renewable Energy Technologies in New Development</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches would be to operate a different standard for Cambridge East, but standards in the Cambridge City Local Plan and South Cambridgeshire Development Control Policies guide standards.	PPS22	P1/3, P7/7	ENV8	CE83 Energy Provision – Preferred Approach	Acceptable however some changes to the priorities for different types of renewable energy are recommended in the assessment of the South Cambridgeshire Core Strategy DPD (options CS59 and CS60).	A mixed response with general support, although some support for a higher target and some objection to imposition of rigid targets.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach and include specific energy provision policy in the AAP. Ensure that the policy derived from CE83 will require developers to maximise energy efficiency through sustainable design and construction but also encourage developers to achieve energy efficiency standards above the minimum standards.						
<b>Justification for Policy Approach:</b> The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by Renewables. The approach in this policy would therefore be consistent.						

<b>CE29 Sustainable Building Methods and Materials</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.	PPS1	P1/3		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> A sustainable approach.						

<b>CE/30 (1-3) Noise</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.	PPG24	P7/8		CE86 Noise – Preferred Approach	Acceptable, although we would assume adequate noise abatement measures would be a pre-requisite for any individual planning application to be approved.	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> In accordance with the Structure Plan, an assessment of potential noise impact will be required and appropriate mitigation to minimise the noise impact on new and existing noise sensitive land uses.						

<b>CE/31 (1-2) Air Quality</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.	PPS23	P7/8		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> In accordance with the Structure Plan, an assessment of potential impact on air quality will be required and appropriate mitigation to minimise the impact on new and existing land uses, particularly residential.						

<b>CE/32 Land Contamination</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPS23	P7/8		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> In accordance with the Structure Plan, local planning authorities must ensure the land is suitable for the intended use before granting planning permission.						

### D15a An Exemplar in Sustainability Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

### CE33 An Exemplar in Sustainability

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.	PPS1, PPS22	P1/3, P7/7	ENV8	CE85 Energy Conservation: Exemplar Projects – Preferred Approach	Statement could be regarded as procedural though its overall objective clearly supports sustainable policy on scarce resources. The Council might consider how the eventual policy would address translating successful demonstrations into more widespread adoption.	A mixed response with general support, although some support for a higher target and some concern about the cost of implementation.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Structure Plan Policy P1/3 requires sustainable design for all new developments and Cambridge East provides the opportunity to develop as an example of excellence in the creation of a sustainable urban quarter. This could be achieved through particular projects, or an increased level of sustainability above existing requirements across the whole development.						

<b>E1/a-E1/d Delivering Cambridge East Objectives</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

<b>CE34 (2-3) Construction Strategy - Site Accesses and Haul Roads</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
There are no reasonable alternatives.				CE87 Site Accesses - Preferred Approach	Acceptable - the Council might consider extra wording to emphasise the need to protect the natural environment.  Amend last sentence to add at the end "...as well as on the surrounding environment."	A mixed response with general support, and concern about the impact on local residents.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach, amended to make clear that where impacts cannot be avoided they should be minimised in effect and duration.						
<b>Justification for Policy Approach:</b> Cambridge East will be under construction for a long-time, and it is important to minimise the impact both on existing communities, and the early phases of Cambridge East.						

<b>CE34 (4-5) Construction Strategy – Construction Methods</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Structure Plan requirements for sustainable construction minimise potential for alternatives.		P7/11		CE94 Recycling of Building Materials – Preferred Approach	Acceptable.	General support but comment that it is more efficient to continue to use than recycle.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Recycling will reduce the waste generated by the new development.						

<b>CE34 (6) Construction Strategy – Construction Spoil</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG / PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Two options - Option 1 accommodate within the development; Option 2 transport away from site. Any other options would be a variation on these themes.	PPS1	P7/11		CE92 Construction Spoil - Preferred Option	Acceptable. Further consideration needs to be given to the impact of re-laying spoil locally but this option is clearly preferable to disposal off-site which will generate haulage traffic and may create environmental problems elsewhere.  The Council proposes to amend the text: "Construction spoil should be stored and accommodated within..."	General support but suggest alternative wording.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Option, amended to: - include reference in the supporting text to CE91 that spoil can be used to help construct sport and recreation facilities, eg earth mounds can be used for creating athletics training areas and BMX cycling tracks - replace reference to hazardous waste with "waste having potentially hazardous properties - move consideration of reprocessing steel to a revised CE94 which deals with recycling of building materials.						
<b>Justification for Policy Approach:</b> Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. Some spoil may assist in the creation of sport and recreation facilities. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil.						

<b>CE34 (6) Construction Strategy – Construction Spoil</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Two options - Option 1 accommodate within the development; Option 2 transport away from site. Any other options would be a variation on these themes.	PPS1	P7/11		CE93 Construction Spoil - Rejected Option	We concur that disposal of spoil off-site is unsustainable and should only be considered if more detailed planning shows that on-site disposal is impractical.	Support for the Preferred Option.
<b>Actions Following Preferred Options Consultation:</b> Do not pursue Rejected Option.						
<b>Justification for Policy Approach:</b> Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. Some spoil may assist in the creation of sport and recreation facilities. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil.						

<b>CE34 (7) Construction Strategy – Earth moving: North of Newmarket Road</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.	PPS1			CE91 Earth Moving: North of Newmarket Road – Preferred Approach	Acceptable.	<i>Concern that demolition waste should not be included, and only clean soil should be used. Objection to the lack of reference to the opportunity to use spoil for recreation activities. General support for the preferred approach.</i>
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach but make it clear that reuse of soils will be limited to clean soil resources, in particular to ensure no adverse impact on the successful establishment of landscaping, and that use of spoil within Phase 1 North of Newmarket Road will also need to ensure that it is appropriate for landscape character.						
<b>Justification for Policy Approach:</b> An important part of the strategy to minimise the impact of construction on amenity and the landscape.						

<b>CE34 (8) Construction Strategy – Storage Compounds, Plant and Machinery</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.				CE88 Storage Compounds, Plant and Machinery – Preferred Approach	Acceptable.	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> An important part of the strategy to minimise the impact of construction on existing and new businesses and residents.						

<b>CE34 (9) Construction Strategy – Construction Activities</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.				CE89 Construction Activities – Preferred Approach	Acceptable.	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> An important part of the strategy to minimise the impact of construction on existing and new businesses and residents.						

<b>CE34 (10) Construction Strategy – Development Starting on Site</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The only alternative, a "do nothing" option, is clearly inferior.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Ensuring all phases of development are connected to each other and / or adjoining parts of the City by public transport, cycle and pedestrian routes will ensure access by all modes. It is important to provide modal choice from the first occupation, as it is very difficult to change people's habits away from use of the private car at a later date.						

## CE35 Strategic Landscaping

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Guided by Structure Plan policy P9/2c. There are no reasonable alternatives		P7/4, P9/2c		CE90 Strategic Landscaping – Preferred Approach	Acceptable.	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> Landscaping is a vital part of minimising the impact of development, and due to the time it takes to establish effective landscaping it is vital that implementation of a landscape strategy begins early in the development.						

## CE36 Management of Services, Facilities, Landscape and Infrastructure

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	PPG17			CE69 Management of Open Space – Preferred Approach	Option is primarily procedural and not suitable for this assessment.	General support for this approach.
<b>Actions Following Preferred Options Consultation:</b> Develop a criteria based policy in the AAP requiring a management plan to be approved prior to the S106 agreement, and single ownership of facilities, but allowing greater flexibility on the exact method of management.						
<b>Justification for Policy Approach:</b> The exact model of management most suitable has yet to be determined, therefore a criteria based policy is an appropriate response. The model detailed in the preferred approach has proved successful in other areas. As detailed in the Preferred Approach, a single ownership of facilities offers significant benefits, and should be required.						

<b>CE37 Timing / Order of Service Provision</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.		P9/8	CSR5	CE95 Timing / Order of Service Provision – Preferred Approach	This option is concerned with project planning for the development and is not suited to assessment. We assume that the need to match construction and service provision rates with expected occupancy is a pre-requisite.	General support but concerns about delivery - requires meticulous planning to avoid upheaval on existing residents during the build.
<b>Actions Following Preferred Options Consultation:</b> Pursue the Preferred Approach.						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure provision of services, facilities and infrastructure when they are needed at each stage of development.						

<b>CE38 Cambridge Airport Safety Zones</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no alternatives.				Not included		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> A policy is necessary to prevent inappropriate development in the Cambridge Airport Safety Zones.						

<b>CE39 Phasing North of Cherry Hinton</b>						
Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Development will be limited whilst the airport is operational to that which can be accommodated safely within the available land. The only alternative is for no development to take place while the airport is still operating.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Cambridge East will be phased over a long period, with some development being dependent upon the relocation of the Airport. Phase 1 north of Newmarket Road is addressed in this AAP. In addition, there is scope for some land north of Cherry Hinton to come forward and a policy is needed to bring it forward.						

## E2/a Planning Obligations & Conditions Objectives

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

## CE40 Infrastructure Provision

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> A policy is necessary to ensure suitable arrangements are in place for the provision of the necessary infrastructure to make the scheme acceptable in planning terms.						

### **APPENDIX 3: CUMULATIVE, SYNERGISTIC & SECONDARY EFFECTS**

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
Key: +/++ positive (synergistic) impact -/-- negative (cumulative) impact +/- mixed impacts ? - impact uncertain blank – no impact																							
CE/1	Vision	--							+											?			
CE/2	Development principles		+			+	?		+	+	+			+	++	?	+	+	+		++	++	++
CE/3	The site	+	--	--					+				?										?
CE/4	Setting of Cambridge E	?				+	+		+	+	++			+		?							
CE/5	Landscaping / setting					++	++		+														
CE/6	Green separation	+				+	+		+	+						++							
CE/7	Structure of Cambs East					+	++	+	+	+			+			+					+		
CE/8	The District Centre								+	++				?	+	+	++	+	+	+	++	+	++
CE/9	Local centres								+	++	+			?	+	++	++		?		+	?	++
CE/10	Housing		--	--					+	++	?	-		+		?	?		+				+
CE/11	Employment		--	--					+	++	++	-		+			++				+		++
CE/12	Community facilities, etc.		?	?					+	+	?	-		+	?		++	+		+	+	++	+
CE/13	Road infrastructure									?	?			+								+	
CE/14	Alternative modes		++				+		+	+	++			++	?	+	++	+			+	++	+
CE/15	Transp't N of Newmkt Rd		+						+	+	+			+		?	+	+			+	++	?
CE/16	Landscape principles					+	+		?	+	?			+		++	+	?					
CE/17	Landscaping in Cambs E					+	+		++	+	?		++	+		++							
CE/18	Countryside recreation	+				+	++				+												
CE/19	Biodiversity				++	++	++			?						+							
CE/20	Existing biodiversity					+																	

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Designated sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycling	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
Key: +/++ positive (synergistic) impact -/-- negative (cumulative) impact +/- mixed impacts ? - impact uncertain blank – no impact																							
CE/21	New biodiversity					++	++		+	+						++	+						
CE/22	Archaeology							++															
CE/23	Built heritage							++	+														
CE/24	Public open space						+	+	+			-		++	+	+	++	+		+			
CE/25	Countryside recreation				+	+	+			+	+			+		++	+						
CE/26	Land drainage, etc.			--			+		?	?			++	?								++	
CE/27	Telecommunications		?								?			?			++	++		+	+	++	
CE/28	Energy		++					?		+	++		?									+	
CE/29	Sustainable construction					?		?			+	+											
CE/30	Noise									?	++			+									
CE/31	Air quality						?		?		++			+		?							
CE/32	Land contamination													++									
CE/33	Sustainability exemplars		+	+							+		?										
CE/34	Construction strategy		+			+					++	+	?	+									
CE/35	Strategic landscaping					+			+							+							
CE/36	Mgmt of services, etc.																			+			
CE/37	Timing of provision									++	++			+		++	++		+		+	++	+
CE/38	Airport safety zone																						
CE/39	North of Cherry Hinton	?	-	-		?						-							++	?	?	?	
CE/40	Infrastructure provision																						



## Summary comments on synergistic and cumulative impacts

*As with other assessments, several policies may benefit a particular objective without necessarily producing, for example, synergistic (positive cumulative) effects. Where possible the assessment takes account of the potential cumulative impact of the District's policies alongside the development occurring within the City boundary, though in some cases the lack of detail in the AAP means this is speculative. Any uncertainty as a result is indicated as appropriate. However cumulative and other impacts can be the result of overlooking mitigation measures; such an outcome seems less likely given the extensive mitigating impacts of the policies in the AAP.*

Objective	Overall rating	Commentary
1.1 Land	+	Not strictly any of these impacts, but the AAP makes good use of existing brownfield land with negligible land take at the edges. Given the choice of site is based on an early sustainability assessment for the Structure Plan, any necessary loss of greenfield land is therefore more sustainable than at other locations.
1.2 Energy and natural resources	--	As with the other AAPs the absolute impact contributes to cumulative growth in energy and resource consumption, though this is an incremental increase on the consumption across the District from existing housing and employment.
1.3 Water resources	--	As for 1.3.
2.1 Wildlife designations	(none)	No impacts identified, however this is dependent on effective construction management processes and SUDS design which prevents contamination of surface drainage, and fluctuations in its level, which might adversely affect nearby SSSIs without such controls.
2.2 Habitats & species	+	Landscaping measures across the sites will help to retain wildlife or encourage recolonisation later, with the country park and green corridor providing compensation for habitat loss on the open airfield. However this is not strictly a cumulative impact, and more a collective benefit of well-integrated policies. The current 'green corridor' from Coldham's Lane to the area south of Teversham comprises various habitats including water meadows, the open grassland of the airfield, and the agricultural land around Teversham. The Cambridge East green corridor can help to create a more continuous habitat to encourage movement and this represents a small, synergistic benefit.

Objective	Overall rating	Commentary
2.3 Access to wildlife sites	?	As above: impact is largely the collective benefit of several policies creating more opportunity to visit local biodiversity assets. However if easy access is popular it may have an incremental secondary benefit on human health, provided most people visit on foot, cycle or horse.
3.1 Heritage assets	(none)	Principal requirement is retaining appropriate features; this is primarily an issue of maintaining the skyline.
3.2 Maintain character	?	Initial impress
3.3 Spaces that work well	+(+)	As with other AAPs a range of policies on urban design, open space, service range, provision, etc. should have a collective and possibly cumulative effect in enabling Cambridge East to evolve and fulfil the role envisaged by the Council in its vision for the development (policy CE/1).
4.1 Emissions	(++)	The AAP offers a very clear opportunity to long-term reduction in vehicle trips of a wide range of types, both by encouraging modal shift among residents as soon as they occupy the development, and also by integrating infrastructure development at the site with transport improvements across Cambridge to encourage more sustainable forms of commuting. Clearly such benefits necessitate the coordination of policy with the City council and other agencies, including the Highways Agency, and are not solely the result of the AAP. However the measures in the Plan will be fundamental in supporting sustainable transport policy.
		As with other developments in the LDF, there is a potentially significant medium-term problem with disturbance from construction activities which will affect new residents in the quarter and those in the adjacent urban areas. Such impacts are inevitable if development occurs and will require careful coordination through the construction strategy to ensure appropriate local mitigation measures which migrate around the site as development occurs, and to avoid cumulative impacts from multiple construction activities affecting those living around the site.
4.2 Waste & recycling	–	Same qualified comment as for 1.2.
4.3 Climate change	?	Contributes incrementally to the introduction of new technology and improving the thermal efficiency of housing stock, however there will be no clear long-term cumulative benefit without the wider adoption of the same solutions for the existing housing and industrial sites.
5.1 Human health	?	Again there is the prospect of an incremental contribution by improving the extent and accessibility of facilities and by integrating open space with the urban quarter with comparable facilities at its edge and beyond, linking them together with sustainable access ways. Ultimately any benefit depends on usage by local residents, and possibly residents of neighbouring communities who may not have access to these types of recreational space at present.

Objective	Overall rating	Commentary
5.2 Crime	(none)	No cumulative of other type of impact identified.
5.3 Public open space	+	Substantial improvement in the provision of open space in terms of its accessibility and quality, though any cumulative beneficial effect will be delivered in other ways, eg. through recreational use and its impact on human health.
6.1 Access to services, etc.	+(+)	The AAP aims to deliver synergistic benefits by establishing Cambridge East as a district centre, improving the range of amenities in this area of the city, benefiting the new residents and those in the adjacent, established settlements. This in turn can deliver secondary benefits by changing journey patterns (particularly for non-commuting trips), affecting emission levels and other objectives.
6.2 Reduce inequalities	(none)	No cumulative of other type of impact identified.
6.3 Access to housing	+	Cambridge East contributes substantially to the District's efforts to redress the imbalances in housing supply and demand, while also locating new development close to amenities and employment to provide secondary support to other plan / SA objectives.
6.4 Active involvement	+	A potential cumulative benefit is the creation of a District centre serving the new quarter and also parts of the adjoining settlements of Fen Ditton, Cherry Hinton and Teversham. The new centre may contribute facilities missing in these other suburbs, which will contribute to their coherence and help the integration of the new quarter into the urban fabric.
7.1 Work, skills, potential	+?	Depends on the nature of employment attracted to the site, but the level of growth envisaged by the Plan suggests the site will provide capacity for jobs in key sectors which will complement the existing strengths. Realisation of this growth depends on whether employers can be attracted in the range and numbers envisaged, but other plan policies to create an attractive local environment will contribute.
7.2 Investing in people, etc.	(none)	No cumulative of other type of impact identified.
7.3 Economic vitality	(none)	No cumulative of other type of impact identified.

## APPENDIX 4: SIGNIFICANT IMPACTS MATRIX

The symbols below are used to indicate the nature of relative significance of impacts:

√	Policy has a significant medium / long-term benefit on the objective
√	Policy may have a potentially significant benefit in the longer term
	Policy has minor impacts which are not significant, or has a neutral effect
x	Policy may have a potentially significant adverse impact in the longer term
X	Policy has a significant medium / long-term adverse impact on the objective

Your attention is drawn to the discussion in section 3.1 of this report which defines the nature of 'significant impacts' in the context of this assessment.

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy	
CE/1	Vision		x	x								x												
CE/2	Development principles		√						√					√	√		√					√	√	√
CE/3	The site	√	x	x																				
CE/4	The setting								√		√													
CE/5	Landscaping / setting					√	√		√	√														
CE/6	Green separation					√	√		√	√							√							
CE/7	Structure of Cambs East						√		√	√			√				√	√	√		√	√	√	
CE/8	The district centre								√	√					√	√	√	√			√	√	√	
CE/9	Local centres								√	√					√	√	√	√					√	
CE/10	Cambs East housing		x	x					√	√		x				√	√	√	√					
CE/11	Cambs East employment		x	x						√	√	x					√	√	√		√		√	
CE/12	Community services								√	√		x		√			√	√		√		√	√	
CE/13	Road infrastructure																					√	√	
CE/14	Alternatives modes		√				√		√	√				√		√	√				√	√	√	
CE/15	Transport Newmkt Rd N		√								√			√							√	√	√	
CE/16	Landscape principles						√			√				√		√								
CE/17	Landscape in Cambs E						√		√	√			√	√		√								
CE/18	Links to surroundings	√				√	√		√	√														
CE/19	Biodiversity				√	√	√									√								
CE/20	Existing biod'ty features					√	√																	
CE/21	New biod'ty features					√	√		√	√						√	√							
CE/22	Archaeology							√																

Policy	Policy area	1.1 Land	1.2 Energy	1.3 Water	2.1 Wildlife sites	2.2 Habitats / species	2.3 Access to sites	3.1 Heritage assets	3.2 Character	3.3 Good spaces	4.1 Emissions	4.2 Waste & recycle	4.3 Climate change	5.1 Human health	5.2 Crime	5.3 Open space	6.1 Services / facilities	6.2 Inequalities	6.3 Affordable housing	6.4 Involvement	7.1 Access to work	7.2 Infrastructure	7.3 Economy
CE/23	Built heritage							√															
CE/24	Public open space											x		√	√	√	√	√		√			
CE/25	Countryside recreation				√	√	√									√							
CE/26	Land drainage, etc.			√			√						√									√	√
CE/27	Telecommunications																√	√			√	√	√
CE/28	Energy		√								√												
CE/29	Sustainable construction		√																				
CE/30	Noise										√												
CE/31	Air quality										√												
CE/32	Land contamination													√									
CE/33	Sustainability exemplars		√	√							√												
CE/34	Construction strategy										√												
CE/35	Strategic landscaping																						
CE/36	Mgmt of services, etc.																			√			
CE/37	Timing / svce provision								√	√						√	√			√	√		
CE/38	Airport safety zones																						
CE/39	Phasing N of C. Hinton		x	x								x							√				
CE/40	Infrastructure provision																						

## **APPENDIX 5: MITIGATION PROPOSALS**

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
CE/1	None	
CE/2	Policy clauses repeat some areas of policy but not others. Water conservation should be mentioned as a specific principle for the reason cited in the Scoping Report.	Policy text adjustment
CE/3	None	
CE/4	None	
CE/5	None	
CE/6	None	
CE/7	Possibly mention employment other than B1 uses?	Minor policy text change
CE/8	Consider explicit mention of energy / water conservation technology because of the significance of this part of the quarter on its overall resource demands.	Policy text adjustment
CE/9	As for CE/8.	Policy text adjustment
CE/10	None	
CE/11	None	
CE/12	As for CE/8.	Policy text adjustment
CE/13	None	
CE/14	None	
CE/15	Plan requires a statement linking development / occupancy of the site to milestones in completion of transport infrastructure, however this is given in policy CE/13 and duplication is unnecessary. Possibly cross-refer?	Minor policy text change
CE/16	Issue concerning distribution of spoil – see CE/33.	See CE/33.
CE/17	None	
CE/18	None	
CE/19	Policy does not explicitly state need for ecological survey . This is provided in CE/20 – possibly cross-refer?	Minor policy text change

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
CE/20	Specify need for edge treatment along junction of housing to north and south of western end of green corridor. Requirement to be specified by outcome of ecological survey.	Policy text adjustment
CE/21	None	
CE/22	Possibly clarify whether assessment of archaeological assets should occur as part of an EIA of the development, or precede it.	Policy text adjustment
CE/23	Possibly clarify whether heritage value of buildings on the site should occur as part of an EIA of the development, or precede it.	Policy text adjustment
CE/24	None	
CE/25	None	
CE/26	Need to incorporate design of SuDS and other drainage infrastructure into the construction strategy to ensure there are no water quality, level of contamination effects off-site once development begins.	Policy text adjustment (this was provided by a change following public consultation)
CE/27	The council will need to consider the extent to which the broadband infrastructure should be made available to support community services, and the implications this has for financing the costs of providing this facility. This is a comment for future reference and does not necessarily require policy wording changes at this stage.	See comments at left
CE/28	Assessment of other DPDs has commented on the possibility of more stringent thresholds for energy conservation technology, however the Council considers that its proposals represent an adequate requirement that is consistent with current government guidance on this issue. Policy CE/32 provides for exemplar projects which could aim for more ambitious targets and therefore changes to policy at this stage may not be appropriate.	See comments at left
CE/29	None	
CE/30	Possibly state the requirement to provide noise protection for recreational open space and wildlife sites, consistent with the concept of Countryside Enhancement Areas as defined in Development Control policy NE/5.	Minor policy text change
CE/31	None	
CE/32	None	

Policy / policies	Proposed mitigation	Delivery mechanism (proposed or known)
CE/33	None	
CE/34	<p>Access avoiding surrounding residential areas suggests construction plan movements will be via Newmarket Road in the northeast corner of the site, and this implies an impact on road traffic. Clarification of this issue is required.</p> <p>Proposals that construction spoil should not be stored in heaps is contradicted by the proposal to use it as a traffic noise barrier. If this use is acceptable, spoil could also be used as an alternative to panel barriers to mask construction noise.</p>	Policy text adjustment
CE/35	None	
CE/36	It could be made clearer how the Council proposes to canvass opinion on options for managing local services in the near future at a time before development of the main site begins (ie. when there is no one resident on site).	Policy text adjustment
CE/37	None	
CE/38	None	
CE/39	The Plan proposes local centres but does not make it clear where these will be located. One is definitely planned for the area north of Newmarket Road because this will be redeveloped very early. The Plan could make it clearer that one will be planned for the southern section which is cut-off (in a sense) from the rest of Cambridge East by the green corridor.	Policy text adjustment
CE/40	None	

## **APPENDIX 6: OUTLINE MONITORING PLAN**

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
<b>Loss of undeveloped land</b>							
Brownfield land stock	Not known	Important local context indicator	Urban capacity studies / GIS?	Not known	Dynamic, depends on consumption of existing stock and future needs <sup>10</sup>	Periodic survey of available land for redevelopment	LPAs, through future capacity studies?
Housing completed on brownfield land in last year	<b>SCDC</b> 27% (2003) <b>CCC</b> 91% (2003/4)	Important local output indicator	Planning proposals	Council is source so assumed to be good	<b>SCDC</b> 37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly <b>CCC</b> 60% target by 2004/5	Review balance of greenfield and brownfield use	LPAs, adjusted through phasing of housing delivery?
Hectareage of employment land completed on brownfield land in last year	Not specified	Local output indicator	Planning proposals	Council is source so assumed to be good	Dynamic, depends on existing stock and future needs (see above)	As above	LPAs, adjusted through phasing of employment land availability?
<b>Energy consumption</b>							
Gas consumption (KwH) per home per year	<b>SCDC</b> 15,395KwH (2001/2) <b>CCC</b> 21.0 MWh per customer (2004)	Significant (adverse) impact indicator	Utility companies	Somewhat crude measurement but will indirectly track impact of energy saving initiatives	Any increase (since this suggests adverse trend on a wide scale) <sup>11</sup>	Review design criteria (notably policies NE/1 to NE/3)	LPAs can change energy efficiency targets for new housing but not householders' attitudes
Electricity consumption (KwH) per home per year	No information	Significant (adverse) impact indicator	Utility companies	As above	As above	As above?	As above

<sup>10</sup> A possible threshold is if the projected stock of brownfield land is less than that needed to meet projected allocations for housing and employment land for the next five years.

<sup>11</sup> Ideally the data would be available on a parish or settlement basis to identify any particularly poorly-performing areas.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
% of new homes achieving the EcoHomes 'good' standard	Not yet collected	Important local output indicator	BRE	To be determined	75%?	Enforce standards with revised policy	LPAs
<b>Water consumption</b>							
Water consumption per household per year	SCDC No information CCC 133 l/head/d	Significant (adverse) impact indicator	Water companies	Not known	As above	Review design criteria; possibly set targets for installing new technology using policy NE/18	LPAs?
<b>Avoid damage to designated sites</b>							
% of SSSIs in favourable or unfavourable recovering condition	SCSC 72% (2005) CCC No information	Local context indicator	English Nature annual / semi-annual surveys	Good	Any reversal in improvement rate shown in recent years (review once achievement is over 90%?)	Council Environmental Officer to discuss appropriate actions with E.N. contacts	English Nature
<b>Maintain / enhance characteristic habitats, etc.</b>							
Achievement of BAP targets for habitats & species	Not yet measured	Local output indicator <sup>12</sup>	County Council; English Nature	Not known, and parameters will be difficult to calibrate initially	To be determined	Liaise with RSPB, English Nature and wildlife groups	English Nature, RSPB, other groups
<b>Improve opportunities to enjoy wild places</b>							
% of rights of way open and in good condition <sup>13</sup>	Not known	Local output indicator	Council's annual survey	Assumed to be acceptable – based on 5% sample	Initially at least 65%, but should be increased over time	Identify priorities for improvement; liaise with Countryside Agency and others	LPAs, Countryside Agency, BTCV and other voluntary groups ?

<sup>12</sup> Only counts as an output indicator if statistics can measure the impact of LDF policies; otherwise it is a context indicator.

<sup>13</sup> Ideally this parameter should also include Countryside Enhancement Areas and possibly sites for remediation in the Green Belt. Note that DEFRA also publishes a headline sustainability indicator – frequency of visits to the countryside. This is a potentially useful indicator that also tracks transport mode, however it is not clear that it is collected systematically at regional or lower level.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Levels of usage of rights of way and other sites	Not known	Local output indicator	Possibly through QoL survey or similar	May be patchy and inconsistent	To be determined	Liaise with other agencies to promote facilities	To be determined – possibly LPAs & Countryside Ag'cy
<b>Avoid damage to heritage assets</b>							
% of listed buildings at risk	<b>SCDC</b> 2% (2004) <b>CCC</b> Not known	Local context indicator (proxy for development pressure)	Council's GIS and Devt Control records	Not known	To be determined	Review allocations and development control criteria ?	LPAs
<b>Maintain &amp; enhance townscape &amp; landscape</b>							
% of developments in or within 400m of a conservation area, SMR or similar	Not known	Local context indicator (proxy for development pressure)	English Heritage (Pastscape database)	Good although very fragmented	To be determined	Review allocations and development control criteria	LPAs
<b>Create spaces that look good, etc.</b>							
Satisfaction with quality of the built environment	<b>SCDC</b> 90% (2002/3) <b>CCC</b> 86% (2003)	Local output indicator	QoL Surveys	Generally good but depends on response rates	<b>SCDC</b> 75% satisfaction 20% concern with deterioration <b>CCC</b> Not known	Review spatial pattern and ideally identify specific problems from responses. Address with design guidance / revision of SPD ?	LPAs and others depending on causes
<b>Reduce emissions &amp; pollutants</b>							
CO <sub>2</sub> emissions per dwelling / year	Not measured	Significant (adverse) impact indicator	To be developed	Not yet established	To be determined	Review design criteria and amend SPD, Development Brief and other documents	LPAs
Background NO <sub>2</sub> /NO <sub>x</sub> levels	<b>SCDC</b> Ca. 50µg/m <sup>3</sup> <b>CCC</b> Not known	Significant (adverse) impact indicator	AQ Monitoring network – needs to be supplemented with more local monitoring	Quality good but compromised by small no. of sites	<b>SCDC</b> 40µg/m <sup>3</sup> <b>CCC</b> Not known	Consider declaring AQMA. Could be obviated if more detailed local data available	LPAs

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
Background PM <sub>10</sub> levels	<b>SCDC</b> Between 40 and 70 µg/m <sup>3</sup> <b>CCC</b> Not known	Significant (adverse) impact indicator	As above – and may need to be monitored on ad hoc basis for large construction sites	As above	<b>SCDC</b> 40 µg/m <sup>3</sup> to end 2005 then 20 µg/m <sup>3</sup> <b>CCC</b> Not known	Depends on source – declare AQMA if problem is widespread or identify local sources	LPAs
% of main water courses in good or fair quality	<b>SCDC</b> 100% (2002) <b>CCC</b> 100% (2002)	Local context indicator	EA monitoring	Good	<b>SCDC</b> 94% <b>CCC</b> Not known	Identify sources and nature of contaminations	LPAs / EA / others
No. substantiated public complaints about odours, noise, light and other problems	Not measured	Local context indicator	Council records?	Not yet established	To be determined	Determine need for new policy / plan guidance or action on case-by-case basis	LPAs / Env. Health / others
<b>Waste arisings</b>							
Household waste collected per household / year	<b>SCSC</b> Not measured <b>CCC</b> 429 kg (2003/4)	Local output indicator	WCA records	Not yet established	<b>SCDC</b> To be determined (based on BVPI target) <b>CCC</b> 460 kg by 2006/7	Consider fiscal & other measures	LPAs / WCA
% household waste from which value is recovered	<b>SCDC</b> 25.6% (2002/3) <b>CCC</b> 23.4%	Local output indicator	WCA records	Good	<b>SCDC</b> 40% (2005) <b>CCC</b> Not known	Improve resident involvement and awareness. Look at new treatment approaches	LPAs / WCA / others
<b>Limit / reduce vulnerability to climate change</b>							
No. of properties at risk from flooding	Not yet calculated	Significant (adverse) impact indicator	GIS-based survey	Should be good	To be determined	Review flood risk prevention measures with Env. Agency	LPAs / Environment Agency

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
<b>Maintain and enhance human health</b>							
Life expectancy at birth	<b>SCDC</b> Male – 79 years; female – 82 years (2002/3) <b>CCC</b> Male – 76.7 Female 82.0	Local context indicator	Office of National Statistics (census + monitoring)	Good	Any reduction	Alert PCTs and regional health authorities	Health trusts, D of Health, etc.
Exercise levels <sup>14</sup>	Not yet calculated	Local output indicator	Local surveys	Will depend on sample size and response rates	To be determined	Alert PCTs	Health trusts and LPAs
No. of people commuting on foot or cycle	14% (2003 – East of England only)	Local output indicator	Local surveys, possibly also with data from corp. travel plans	Will depend on sample size and response rates	To be determined, though should be at least 30% for new development	More promotion; review patterns to identify problem areas	LPAs + County Council transport planning
<b>Reduce crime and the fear of crime</b>							
Recorded crimes per 1000 people <sup>15</sup>	<b>SCDC</b> 57 (2003) <b>CCC</b> 159.2 (2003/4)	Local context indicator	Local research groups	Assumed to be good	Any increase (?)	Liaise with police authority; identify spatial patterns	LPAs & Cambs Police
% of residents feeling safe or fairly safe after dark	<b>SCDC</b> 70% (2003) <b>CCC</b> 35% (2003/4)	Local context indicator	QoL Survey	Will depend on sample size and response rates	Any reduction	Identify localities where perception is poor	LPAs

<sup>14</sup> Indicator to be determined, though it could be based on the percentage of people involved in sporting activity at least once a week, or the number who walk at least two miles each week for leisure (including dog walking).

<sup>15</sup> Ideally this indicator should discriminate between types of crime - burglary; thefts of vehicles; thefts from vehicles; sexual offences; crime against the person – consistent with UK sustainable development and ONS indicators.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
<b>Improve quantity / quality of public open space</b>							
Hectareage of strategic open space <sup>16</sup>	<b>SCDC</b> 4.3 ha. / 1000 people <b>CCC</b> Not known	Local output indicator	Open space surveys	Assumed to be good, though depends on survey frequency	To be determined (not clear what national targets exist at present)	Review allocation; identify scope to expand space and funding sources	LPAs & also Cambs County Council
<b>Improve quality, range and accessibility of services &amp; facilities</b>							
% of population in categories 1-3 for access to a range of basic amenities <sup>17</sup>	<b>SCDC</b> 83% (2004) <b>CCC</b> Not known	Local output indicator	County monitoring; also data from Countryside Ag'cy; supplemented by council monitoring	Assumed to be good	Any reduction, and any failure to meet spatial targets in AAPs (eg. policies NS/6 & NS/8 in Northstowe AAP)	Review design briefs and housing allocations to prioritise growth at best-served sites	LPAs
Available capacity in local primary and secondary schools	Not identified	Significant (adverse) impact indicator	Local survey / education authority monitoring	Assumed to be good once collected	To be determined based on discussions with ed. authority <sup>18</sup>	Review provision with education authority and impact of any remaining housing allocations	LPAs + Cambs Education Authority
<b>Reduce inequalities related to age, gender, etc.</b>							
% of residents who feel their local neighbourhood is harmonious <sup>19</sup>	<b>SCDC</b> 70% (2002/3) <b>CCC</b> Not known	Local output indicator	QoL survey	Good but depends on sample size / response rates	Any reduction	Review pattern and nature of concerns to identify appropriate responses	LPAs + community groups

<sup>16</sup> The scope of this parameter could be expanded to provide detail of different types of open space, and this could subsume information about informal play space, formal recreation / sporting facilities, etc. An alternative indicator would be the % of residents living within 200m of open space, although comparative statistics do not exist currently and the indicator would have to be estimated using the Council's GIS system.

<sup>17</sup> In principle this parameter could be used to assess the viability of housing allocations in smaller communities. Monitoring should also ensure that spatial criteria in the AAPs in particular for locating all dwellings within a given distance of local centres, public transport access, etc. are being achieved.

<sup>18</sup> The 2000 settlement survey reveals that many village colleges had student enrolments well in excess of their nominal capacity, and the threshold should reflect a realistic normal capacity for each type of establishment.

<sup>19</sup> Note that the baseline include the index of multiple deprivation. While this might be included in monitoring it is not evident that land use planning policy can substantially affect the parameter, compared to other areas of Council policy on social and welfare provision.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
<b>Ensure all groups have access to housing</b>							
House price / earnings ratio	<b>SCDC</b> 6.6 (2003) <b>CCC</b> 9.0 (2004)	Significant (adverse) impact indicator	Land registry; Office of National Statistics	Good	To be determined, but initially set at 5 as indicative of wider national conditions	Review housing allocations and criteria for affordable housing	LPAs
% of homes judged unfit to inhabit or of sub-standard quality	Not identified	Significant (adverse) impact indicator	Housing Needs survey	Good, though survey is periodic	To be determined	Review housing completion rates and affordable housing provision	LPAs
House completions available under 'affordable' funding / tenancy	<b>SCDC</b> 19% (2003) <b>CCC</b> 21% (2003/4)	Significant (adverse) impact indicator	Planning applications (Dev't Control)	Good	<b>SCDC</b> 50% (or target in Development Control Policies) <b>CCC</b> 30%	Review housing allocations and criteria for affordable housing	LPAs
<b>Encourage active involvement in community activities</b>							
% of adults who feel they can influence decisions	<b>SCDC</b> 22% (2002/3) <b>CCC</b> 27% (2003)	Local context indicator	QoL survey	Good but depends on sample size / response rates	To be determined	Follow-up survey to determine reasons for feeling lack of influence	LPAs + community groups
Usage levels for community facilities in new development <sup>20</sup>	Not yet measured	Local output indicator	Local survey	May be difficult to measure accurately and consistently	To be determined	Initiatives to encourage more use of facilities	LPAs
<b>Help people gain access to satisfying &amp; appropriate work</b>							
Unemployment level	<b>SCDC</b> 1.0% (2004) <b>CCC</b> 1.4% (2004)	Local output indicator	Office of National Statistics and local sources	Good, though depends on calculation method	+0.5% increase in any 12-month period	Identify spatial and sectoral pattern; review land allocations	LPAs ?
% of economically active residents working within	<b>SCDC</b> 37.2% (2001) <b>CCC</b> 73%	Significant (adverse) impact indicator	Office of National Statistics (needs to be supplemented)	Good provided it is based on full survey rather than	<b>SCDC</b> Reduction below 35% <b>CCC</b> Not known	Review employment land allocations and/or	LPAs

<sup>20</sup> This is a speculative indicator intended to measure whether the design policies for new communities at Northstowe and Cambridge East are successfully encouraging community involvement; it is not proposed as a county-wide measure. However, consideration needs to be given to the feasibility of this measure.

Indicator	Current value	Type	Data source(s)	Data quality	Threshold	Reaction(s)	Responsibility
5kms of home			by more regular local monitoring?)	a sample		development criteria	
<b>Support appropriate investment in infrastructure, etc.</b>							
% of pupils achieving 5 or more A* to C GCSE grades	<b>SCDC</b> 63.1% (2001) <b>CCC</b> 51.4% (2004)	Local context indicator	QoL survey and Education Auth'y monitoring	Good	To be determined (discussion with education auth'ty)	Liaise with education authority	Education authorities and schools / colleges
Level or value of developer contributions in the current year	Not currently measured	Local output indicator	Planning applications	Depends on ease of data collection	To be determined <sup>21</sup>	Review policy on contributions and revise SPD as necessary	LPAs
<b>Improve the vitality, etc. of the local economy</b>							
Net annual growth in VAT registered firms	<b>SCDC</b> 0.9% (2001/2) <b>CCC</b> -0.8% (2002/3)	Local context indicator	Cambs CC survey	Assumed to be good though may be surveyed infrequently	<b>SCDC</b> Shrinkage of >0.1% in the year <b>CCC</b> Not known	Investigate sector and spatial pattern?	LPAs ?
Economic activity rate	<b>SCDC</b> 83.7% (2001) <sup>22</sup> <b>CCC</b> Not known	Local context indicator	Office of National Statistics	Good	Change of -2% or more	Review spatial and sectoral pattern	LPAs ?
Sectoral split of employment	Not yet determined	Local output indicator	Local survey?	To be determined	To be determined	Review policy on employment land use allocations	LPAs ?

<sup>21</sup> The indicator ideally needs to measure the volume of contributions relative to the area developed, the notional market value of the development or the land it occupies, or some other meaningful comparator, since it is meaningless to set a threshold or target level solely in terms of value of contributions.

<sup>22</sup> Note that this parameter expresses the % economically active out of the population within the economically active age band (15-75). The figure as a percentage of total population was just over 73% at the time of the last census.

## **APPENDIX 7: SUMMARY OF POST-CONSULTATION CHANGES**

Change	Implications for SA / SEA	Action for SA / SEA
<b>Chapter A: Introduction</b>		
Add to end of A2: "The evidence base for this major development may also change over time and this would inform the review of the Area Action Plan."	Change makes clear evidence base will continue to be monitored.	No change required
Revise 2nd sentence of paragraph A.7 to read: "They MAY be augmented...."	Softening of the intention was not considered to be sufficient to warrant re-assessment.	No change required
Add to A8 the requirement for a Strategic Design Guide.	Clarifies requirements to establish design principles.	No change required
Add new sentence to paragraph A.9 to read: "Those strategies, and the need for them, are identified in the Area Action Plan."	Change consistent with purpose of Area Action Plan though does not alter wording of a specific policy.	No change required
Add to A10: "The issue of governance is an important issue for this major development and will be considered in parallel with, but separate from, the Area Action Plan."	Provides clarification on governance issues.	No change required
<b>Chapter B: Vision &amp; Development Principles</b>		
<b>CE/2 Development Principles</b>		
Revise criterion 12 to read "...greenhouse GAS emissions".	Change is clarification of wording; intent assumed in assessment.	No change required
Add new criterion following 12, to read: "FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS SHOULD BE SAFE, ATTRACTIVE, AND WITH THE BENEFIT OF HIGH LEVELS OF NATURAL SURVEILLANCE FROM THEIR SURROUNDINGS TO ENCOURAGE THEM TO BE WELL USED;."	Original assessment noted indirect reference, but the change clarifies the measures to be used.	Assessment score revised and changed from '?' (uncertain) to '+', increasing to '++', as the urban quarter expands. Improved rating reflected in changes to marks in Appendices 3 and 4. Text in Chapter 6 part 5.2 reviewing policy focus on this objective was revised to acknowledge clearer specification of what is to be delivered.
Revise criterion 16 to read: "...provide a recreational resource, enhance biodiversity AND LANDSCAPE AND PROVIDE GREEN LINKS TO THE WIDER COUNTRYSIDE."	Change in effect repeats criterion 19 albeit for a wider range of features. Does not affect the overall assessment of the policy.	No change required
Revise criterion 21 to read: "...and an improved network connecting it to the rest of Cambridge, neighbouring villages, OTHER DESIRABLE DESTINATIONS SUCH AS TOURIST AND LEISURE FACILITIES, the open countryside and the wider network."	The assessment is sufficiently positive about the policy's support for human health, accessibility, etc. that the change elaborates the range of infrastructure.	No change required

Change	Implications for SA / SEA	Action for SA / SEA
Revise criterion 27 to read: "...services and facilities to meet the needs of its residents, including community uses, education, HEALTH FACILITIES, sport and recreation, AND ART AND CULTURE."	The revision makes clearer the requirement for public health care infrastructure available to the local community. Although a marginal change it was considered the clarification warranted re-assessment.	Assessment score revised and changed from '?' (uncertain) to '+', increasing to '++', as the urban quarter expands. However the change was not sufficient to alter the scores in Appendices 3 and 4, and the text in Chapter 6 reviewing support for the human health objective was already satisfactory.
Add to CE/2 the requirement for a Strategic Design Guide.	Clarifies requirements to establish design principles.	No change required
Amend criterion 28 to read: "With the developers of the urban quarter providing necessary services, infrastructure and facilities, EITHER DIRECTLY OR VIA FINANCIAL CONTRIBUTIONS, including APPROPRIATE provision for management and maintenance."	Consistent with planning guidance that development should make provision for the infrastructure it requires, and provides flexibility in how this is delivered. Clarification strengthens the support for objective 7.2 (investment in infrastructure).	Assessment score increased to '++'. Score in Appendices 3 and 4 revised accordingly. Text in Chapter 6 reviewing objective 7.2 also altered to reflect clarification of the funding mechanism.
Amend criterion 33 to read: 'Phased to ensure that the necessary landscaping and infrastructure are provided from the start and services and facilities are provided in step with development and the needs of the community'	Provides greater detail on phasing requirements.	No change required
Add "and to the environment" to the end of criterion 34.	Change provides a general requirement though it is not clear which of the objectives are affected directly. As this is elaborated in Chapter E it was considered that no change is required.	No change required
<b>Chapter C: The Site &amp; Its Setting</b>		
<b>CE/3 The Site for Cambridge East</b>		
Add to the end of paragraph C1.9: "... or their relocation elsewhere within the Cambridge East development."	Adds option for relocation of existing premises. Not evident this would have any significant effect on local employment.	No change required
Add to end of CE4 (6): 'ANY ROADS CROSSING THE GREEN CORRIDOR MUST BE IN A NORTH-SOUTH DIRECTION ONLY.'	Change to avoid splitting Cambridge East into two with roads.	No change required
Add to end of C4.5 : 'Any provision will pay particular regard to the need to ensure that the Green Separation between Teversham and Cambridge East is not fragmented or otherwise adversely affected.'	Clarifies the role of green separation.	No change required

<b>Chapter D: The Urban Quarter at Cambridge East</b>		
<b>D1 The Structure of Cambridge East</b>		
Add to end of CE/7 (14) - "and providing for wildlife and biodiversity"	To clarify the role of the green corridors.	No change required
Add the following to Policy CE/26 para 1: "... A strategic surface water drainage scheme will be required at the outline planning application stage for the Cambridge East area."	Change considered to clarify the timing not the need and is therefore already included in the assessment.	No change required
Add to the table under para E2.7, at the row on Surface Water Drainage, as a new first point in the columns on Phase 1 and Cambridge East as a whole: "A strategic surface water drainage scheme will be required."	As above.	No change required
<b>CE/8 The District Centre</b>		
Amend Objective D2/a : 'To provide a vibrant AND DIVERSE large District Centre...'	To emphasise the need for a quality District Centre.	No change required
Amend Objective D2/g : To support the success of the district centre by locating uses which will generate additional custom and activity in and around the centre, INCLUDING EMPLOYMENT, HOUSING AND OTHER SERVICES AND FACILITIES, which will provide the opportunity to combine trips.	Provides examples of uses related to the objective.	No change required
Add the following to the end of Policy CE/8 paragraph 2: "...having regard to the sequential test."	Clarifies approach and reinforces consistency with PPG6/PPS6 but intent was inferred in original text.	No change required
Replace the term "district centre" with "large district centre" in the following cases: Policy CE/2(22) Policy CE/7(2) Para D1.2, 1st sentence. Objectives D2/a and D2/c Policy CE/8(1) and (2) Para D2.1, 1st sentence	Not evident that the minor, repetitive wording change has any implications for the assessment	No change required
Amend paragraph D2.8 by inserting a new second sentence to read: "Opportunities for shared use of car parking in the District Centre should be explored with applicants for planning permission for buildings and uses which include proposals for car parking."	Provides more flexibility in car parking arrangements for new development and appears to be a mechanism for delivering objective D2/h. The initial assessment already marked the policy positively against the accessibility objective.	No change required

<p>Add the following to the end of the 1st sentence in para D2.11: "..., particularly in smaller centres."</p>	<p>Difficult to assess likely implications without further detail of the nature and location of the possible impacts. While it is indeed inevitable creation of a large district centre will have an impact on retail areas and other functions in the existing, surrounding suburbs of Cambridge and nearby villages, it is assumed that policies in the Councils' respective Core Strategies will help to limit any impact on local services and amenities. However this statement suggests that the AAP will be used to coordinate the delivery of Local Centres alongside the Large District Centre <u>within</u> the urban quarter but it does not make clear what mechanisms exist to coordinate these developments with the adjacent communities such as Trumpington, Fen Ditton and Cherry Hinton.</p>	<p>The added wording indicates the Councils recognise Cambridge East will affect some functions of the surrounding communities. The policy was re-assessed against objective 6.1 although it and the associated decision-making criteria do not provide scope to distinguish between effects in the new urban quarter and those outside it. The assessment mark has been retained but a summary of the first paragraph above has been added to the review of Objective 6.1 in Chapter 6.</p>
<p><b>CE/10 Cambridge East Housing</b></p>		
<p>Add to CE/10 (4): 'There will be variety in the housing types provided at Cambridge East to offer choice. It will require imaginative and high quality developments, BOTH IN TERMS OF DESIGN AND MATERIALS, which include...'</p>	<p>Provides clarification on the consideration of quality.</p>	<p>No change required</p>
<p>Include new chapter in Part E: Delivering Cambridge East to include a housing trajectory for the development.</p>	<p>Provides clarification of intended growth.</p>	<p>No change required</p>
<p>Amend Objective D4/a to read: To provide an adequate and continuous supply of land for housing to help meet the guideline set out in Structure Plan Policy P9/1.</p>	<p>Editorial change.</p>	<p>No change required</p>
<p>Amend Objective D4/c : 'To ensure the provision of a WELL INTEGRATED MIX of housing types, TENURES and sizes...'</p>	<p>Editorial change.</p>	<p>Change scores against 6.4 to '+' for all three periods. Add comment against 6.4 that a post consultation change acknowledged the need to mix housing by size and tenancy to help create an integrated community, and this suggests better scope for community involvement.</p>

Revise last sentence of paragraph D4.5 to read: "A high quality of design in both the buildings and the wider environment will be required, and the package of supplementary guidance that will be required, IN PARTICULAR THE STRATEGIC DESIGN GUIDE AND LOCAL DESIGN GUIDES AND DESIGN CODES, will be a key tool in ensuring that high quality is delivered on the ground."	Earlier assessment assumed these documents would be prepared, and this is documented in several locations through the annex containing them.	No change required
Add the following to the end of the 3rd sentence of paragraph D4.6: "... suitable for families."	Interpreted as a mechanism to ensure a mix of household sizes in higher density development which appears to support the generic objective of inclusive communities.	It was considered that the clarification did not affect the assessment sufficiently to warrant explicit mention, but it is acknowledged as an improvement, and the scoring was changed from '?' to '+'.
Amend Objective D5/a to read: "TO PROVIDE A PART OF THE LABOUR FORCE FOR CAMBRIDGE AND ITS LOCALITY AS WELL AS PROVIDING OPPORTUNITIES FOR PEOPLE WHO LIVE IN CAMBRIDGE EAST TO WORK LOCALLY"	Minor clarification recognising that the development will not deliver enough employment for every new resident. This was already evident in the original policy text and the ratio of jobs to homes (and anticipated population).	No change required
<b>CE/12 Community Services, Facilities, Leisure, Arts &amp; Culture</b>		
Add to Object D6/c and D6/e "high quality" and "of a high standard of design"	Editorial change.	No change required
Amend policy CE12 (5) - 'Any planning permission granted for the development of Cambridge East will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, arts and culture, OF A HIGH STANDARD OF DESIGN....'	Editorial change consistent with that above, and with supportive comments in previous option drafts.	No change required
Add an additional section to policy CE/12 to read: "The delivery of development and its associated services, facilities and infrastructure will be monitored on an annual basis as part of the District Council's Annual Monitoring Report."	A procedural matter which lies outside the scope of SA / SEA.	No change required

<p>Add the following to the end of paragraph D6.1: "The development will pay for or contribute to the cost of all of services or facilities which would not have been necessary but for their development even where this would confer some wider benefit on the community. Only if extra provision is made because it is desirable to serve the wider community would it be appropriate that funding from other sources would be required."</p>	<p>Additional text is consistent with planning policy guidance on developer contributions and this was implicit in the original assessments. However the original assessment scored this policy as a neutral impact, and the amendment provides a clearer definition of funding intentions which supports objective 7.2. We note that in practical terms it is not clear how the distinction will be made between infrastructure for Cambridge East and that for the wider community.</p>	<p>Scoring of objective 7.2 changed from neutral to '++' since the change clarifies infrastructure funding, and the review of support for this objective given in section 6.2 of the main report acknowledges it. Appropriate changes also made to Appendices 3 and 4.</p>
<p>Revise 3rd sentence of paragraph D3.1 to read: "However, it is not certain at this stage that the urban quarter will require, or be able to support, 5 to 6 Local Centres, which is the anticipated number of primary schools required to serve the development..."</p>	<p>Change is understood to be the result of advice from the education authority following their further consideration of the likely number of primary schools needed to serve the development. The policy text makes clear the rationale for co-locating the two functions however it is assumed that this does not preclude provision of primary schools in other locations, where this is necessary to meet forecast needs. We assume it might also be possible to provide fewer, larger schools. Moreover the text retains the need for a Local Centre Strategy to address this issue and therefore it is concluded that the change would have no effect on the assessment.</p>	<p>No change to assessment required. However it might be helpful to clarify whether the reduced number of local service centres will affect primary school provision or whether other contingencies could be defined.</p>
<p>Revise Table D6, Education, Cambridge East as a whole, to read: "5-6 primary schools" Revise 1st sentence of paragraph D6.16 to read: If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for 5 to 6 primary schools."</p>	<p>These changes are assumed to be linked to the previous alternation.</p>	<p>No change required</p>

Revise 1st sentence of paragraph D6.16 to read: If the whole new urban quarter has in the order of 10,000 to 12,000 dwellings, this would suggest a need for 5 to 6 primary schools."	It has not been possible to check the basis of this calculation independently and we must assume it is consistent with previous assumptions and with a method agreed with the local education authorities.	No change required
<b>CE/13 Road infrastructure</b>		
Amend objective D7 c: 'To provide a highly accessible network of SAFE AND CONVENIENT cycleways...'	Editorial change.	No change required
Amend paragraph 2 of CE13 to read: 'Planning permission for Cambridge East will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor throughout the development of Cambridge East for the traffic forecast to be generated by each phase of development and ultimately for 10,000-12,000 dwellings. Such conditions (which may include 'Grampian' style conditions) will link the start and phased development of the urban quarter to the opening of any necessary improvements to the A14 corridor.'	Clarifies phasing of development to coincide with road improvements.	No change required
Add the following text to the end of paragraph D7.29: "Travel Plans should have measurable outputs, related to targets or aims in the LTP and provide monitoring and enforcements arrangements."	The textual change marginally improves the performance against Objective 4.1 (emissions). Review of the original assessment suggested the original scoring of the Human Health objective was inappropriately neutral.	Neutral scores against objectives 4.1 and 5.1 changed to positive ('+' in each case). However the limited scale of the text change suggests no further amendments were required.
Add to D7.30: Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking.	Clarifies the need for innovative design to achieve quality high-density developments.	No change required
Delete reference to the allotments in paragraph 7.35.	Not evident there is any impact or the rationale for including the reference originally.	No change required

Amend second sentence of paragraph 7 of Appendix 1 to read: "In addition to these ratios provision should be made for visitors at the ratio of 1 space for every 4 units, provided that off-street car parking spaces resulting from the development would not be above the district-wide average of 1.5 car parking spaces per dwelling, in accordance with PPG3."	Amendment responds to clarification from GO-East about parking standards and reflects planning guidance.	No change required
Add new sentence at the end of Table 1: "Note: garages are counted as parking spaces."	Part of same response.	No change required
<b>CE/16 Landscape principles</b>		
Add to 1st sentence of policy CE16 (1): A Landscape Strategy for Cambridge East must be submitted and approved prior to the granting of planning permission OF A LEVEL OF DETAIL APPROPRIATE TO THE TYPE OF APPLICATION.	Procedural change.	No change required
Add to CE/16 (1g): 'Make best use of and enhance existing tree and hedge resources BOTH WITHIN AND as a setting for the development whilst ensuring that these minimise separation from the existing urban structure of Cambridge'	Clarifies use of existing landscaping resources.	No change required
Amend Policy C16/2 to read: Construction spoil retained on-site must be in a manner appropriate to the local topography and landscape character.	Editorial change consistent with that on Sustainable Construction in the Development Control Policies DPD.	No change required
Amend Policy C16/3 to read: "Water in the form of lakes and watercourses which take full advantage of the natural characteristics of the site to deliver a low maintenance sustainable urban drainage system will be a defining characteristic of Cambridge East."	Change clarifies the linkage between water infrastructure and water as a landscape feature which was understood at the time of the original assessment. The original assessment refers to other policies addressing flooding issues, but this change makes the link more explicit.	Score against objective 4.3 (flood risk) upgraded from '(+)' (reflecting role of policy CE/26 in this matter) to '+' as the role of water features is more explicit. Scores and comments in other sections of the report and annexes were checked and considered to be satisfactory, given the dual-role was already understood.

Add sentence to D8.1: 'This should build on any existing mature landscaping that can make a significant contribution to the urban environment at an early stage, such as mature trees on the verges along Newmarket Road'.	Clarifies use of existing landscaping resources.	No change required
Add the following to the end of paragraph D8.5: "Essential to the delivery of a Sustainable Urban Drainage System (SUDS) for Cambridge East, design and engineering studies will be needed to test the feasibility of water features and that they will only be implemented if they can be delivered in a sustainable manner, including using natural runoff, groundwater and existing watercourses, and if the features can be easily and economically maintained."	Change clarifies the activities needed to delivery a SUDS that meets the principles the Councils identify (ie. cost-effective).	No change required
<b>CE/17 Landscaping within Cambridge East</b>		
Amend Policy CE17/2 to read: "Water will be a central feature in many of these Green Fingers as part of the delivery of a natural and low maintenance Sustainable Urban Drainage System."	Reiterates amendment to policy CE/16.	No change required
Amend Policy CE17/3 to read: They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling AND HORSE RIDING.	Clarifies provision for equestrians.	No change required
Add to Policy CE17/4 to read: Road and bus crossings through the Green Fingers will be designed to limit any ADVERSE safety implications for people...'	Editorial change	No change required
Amend Policy CE17/6 to read: "The built environment will be landscaped with high quality design, materials and planting; this will be addressed in the Strategic Design Guide required by the local planning authorities which will need to be approved prior to the granting of any reserved matters applications or detailed planning consents."	Procedural clarification.	No change required
In CE/17 (8) replace 'utility' with 'amenity'.	Editorial change.	No change required
Amend the final sentence of paragraph D8.9 to read: "Provided that the ground conditions and environmental	Policy already scored positively in terms of biodiversity, human health, local distinctiveness and	No change required

<p>prove amenable, water will be a central feature of these Green Fingers as part of a Sustainable Urban Drainage system for Cambridge East thus enhancing this aspect of the character of the new urban quarter."</p>	<p>its role in flood containment is already acknowledged.</p>	
<p><b>CE/24 Public open space and sports provision</b></p>		
<p>Amend policy CE/24 (2) 'A Strategy for Formal Sports Provision at Cambridge East must be prepared and / or approved by the Local Planning Authorities. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. IT WILL TAKE ACCOUNT OF THE MAJOR SPORTS FACILITIES STRATEGY FOR THE CAMBRIDGE SUB-REGION PREPARED BY CAMBRIDGESHIRE HORIZONS, AND CONSIDER THE IMPLICATIONS FOR CAMBRIDGE EAST.</p>	<p>To clarify an assessment of facilities in the subregion is already being prepared, lead by Cambridgeshire Horizons.</p>	<p>No change required</p>
<p>Amend policy CE/24 (3) to read: "The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Cambridge East and its implementation will be met in full by the development in terms of the quantity, quality and location of facilities provided.."</p>	<p>Necessary clarification which is consistent with policy on planning obligations, etc. There is a corollary that sports facilities which will benefit residents over a wider area (reflecting the role of the quarter as a District Centre) would be funded in part from other sources (ie. consistent with clarification of policy CE/12).</p>	<p>No change required although the Councils might consider clarifying intended funding arrangements for facilities benefiting the wider community in the same way it intends for cultural, arts and similar amenities (see policy CE/12).</p>
<p>Revise Policy CE/24 criterion 7(m) to read: "No home will be more than 100m from a Local Area for Play (LAP)."</p>	<p>The change increases the distance between home and play area but it is not possible to calibrate the effect of this change). We note that the change responds to an objection but that the original proposal is based on a National Playing Fields Association's advisory standard. The criterion is a maximum not an average.</p>	<p>No change required</p>

Revise 2nd sentence of CE/24 criterion 10 to read: Recreational facilities and landscaping will be delivered early within the development such that the needs of the development are met at all times. Commuted maintenance sums will be required in accordance with Supplementary Planning Document.	There are no other references in the policy text and we assume this refers to a Supplementary Planning Document – presumably defining the scale of contributions the Councils will seek for infrastructure – which will be produced subsequently. As such this is a procedural issue though it is consistent with the existing LP/SPG and new DPD/SPD structure.	No change required
<b>CE/25 Countryside recreation</b>		
Amend policy CE/25 (2) to read: "Links should be provided to existing or potential new rights of way adjoining the site to the north, which lead to the River Cam and to the extension to Wicken Fen proposed in the long term by the National Trust."	The change widens the requirement of the strategy as it affects the northern part of the site to provide links to existing and proposed rights of way rather than just the River Cam and Wicken Fen extension.	No change required because removal of text about space strategy is compensated by other changes
Add the following to the 1st sentence of paragraph D11.24: "...with provision of publicly accessible wildlife areas and habitats, and areas solely for nature conservation.	Makes clearer the intended biodiversity value of these areas.	Assessment had already anticipated this role and given the policy a strongly positive score, consequently no change is required
Amend 1st sentence of Policy CE/25 para 2 to read: "A strategy will be developed WITH REFERENCE TO THE RIGHTS OF WAY IMPROVEMENT PLAN to link..."	Restates the strategy requirement (which the change at the top of this page appeared to have eliminated) strengthening it by reference to the Councils' statutory obligations under the 2000 CRoW Act.	It was considered that the changes on this page had a cumulative effect as a result of clarifying and formalising the nature and scope of open space provision. Performance against objectives 2.2, 2.3 and 5.3 has been increased from '++' to '+++', the summary section of the assessment amended to repeat these comments, and similar changes made to comments on support for Objective 2.3 in the main report.
Add the following to Policy CE/25 at the end of paragraph 1: "CAMBRIDGE EAST WILL PROVIDE STRATEGIC OPEN SPACE IN ACCORDANCE WITH THE OPEN SPACE AND RECREATION STANDARDS SET OUT IN APPENDIX 3."	Revised text, including material in Appendix 3 clarifies the definition of S.O.S.	No change required

<p>Delete paragraph D11.22 and replace with the following: "THE COUNTY AND DISTRICT COUNCILS HAVE DEVELOPED THE CONCEPT OF STRATEGIC OPEN SPACE (SOS). SOS PROVIDES MORE THAN A LOCAL FUNCTION AND SPACES ARE GENERALLY LARGER, MORE VARIED, AND PROVIDE A DIFFERENT VISITOR EXPERIENCE TO OPEN SPACES WITH IN BUILT UP AREAS. A DEFINITION OF STRATEGIC OPEN SPACE IS INCLUDED WITH THE STANDARD IN APPENDIX 3, BUT IN BROAD TERMS INCLUDES PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, AND WHICH ARE GREATER THAN 25HA IN EXTENT. THE APPLICATION OF THE STANDARD RELATING TO POPULATION LEVELS WOULD MEAN THAT ALL PHASES OF DEVELOPMENT, INCLUDING PHASE 1, WOULD MAKE A CONTRIBUTION TOWARDS STRATEGIC OPEN SPACE (SOS). THE MOST APPROPRIATE FORM OF THAT CONTRIBUTION AND HOW AND WHEN IT SHOULD COME FORWARD IS A MATTER BEST ADDRESSED THROUGH DISCUSSIONS ON ANY PLANNING APPLICATION. ONLY IF ANY OF THE AREAS IDENTIFIED FOR SOS ARE FOUND TO BE IN EXCESS OF THE NEEDS OF CAMBRIDGE EAST ITSELF WILL THAT PART OF THE COUNTRY PARK BE FUNDED BY MEANS OTHER THAN DEVELOPER CONTRIBUTIONS.</p>	<p>Change provides more detail on the nature of S.O.S. and how it differs from other recreational space. In principle seeking contributions towards provision of this space is in line with policy on this matter, although it adds a further financial sum from the developer (we assume the nature of S.O.S. means it would be delivered by land purchases funded by a pool of contributions rather than on a per-development basis) Since S.O.S. is calculated on population levels, and given the large size and potential attraction of such spaces, it is not clear how easy it will be to distinguish between S.O.S. provision wholly for the benefit of Cambridge East residents, and that benefiting a wider community. This is a delivery issue rather than one directly related to the sustainability of the proposal.</p>	<p>Changes in respect of this amendment are summarised above. However the assessment of performance against objective 7.2 (infrastructure investment) has been changed from neutral to '?' to note the issue of how S.O.S. for Cambridge East alone will be defined.</p>
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<p>Amend D11.23: ' It is generally recognised that Cambridgeshire is deficient in this type of open space. THE STANDARD REFLECTS THE LEVEL OF SOS IN 2004 AND SEEKS TO ENSURE THAT LEVELS OF PROVISION PER HEAD OF POPULATION ARE NOT REDUCED AS A RESULT OF DEVELOPMENT. As a major new community, Cambridge East will itself create a need for a strategic open space facility and it will be important to ensure that its substantial population has good access to the countryside.'</p>	<p>Strengthens the policy, but the assessment against open space objectives is already as strong as it can be.</p>	<p>No change required</p>
<p>Add the following to Appendix 3, Open Space and Recreation Standards as a new category at the top of the list: TYPE OF OPEN SPACE: STRATEGIC OPEN SPACE DEFINITION: PARKS, GARDENS AND AREAS OF NATURAL AND SEMI-NATURAL GREENSPACE THAT PROVIDE OPPORTUNITIES FOR INFORMAL RECREATION AND PUBLIC ACCESS, ARE GREATER THAN 25HA IN EXTENT (EXC. WOODLAND* AND OPEN WATER) AND FULFIL FIVE OR MORE OF THE FOLLOWING CRITERIA: -MEETS STRUCTURE PLAN AND/OR LOCAL DEVELOPMENT OBJECTIVES - CONTRIBUTE TO LARGE-SCALE PUBLIC ACCESS SCHEMES -CONTAIN A NETWORK OF LINEAR ACCESS ROUTES -PROVIDE FREE AND OPEN ACCESS ACROSS THE SITE -ARE SECURED FOR OR HAVE A RIGHT OF PUBLIC USE IN PERPETUITY -HAVE A STATUS OR AN INTENT TO ALLOW PUBLIC ACCESS - THE PROVISION OF FACILITIES THAT ASSIST PUBLIC ACCESS -MEET LOCAL BIODIVERSITY ACTION PLAN TARGETS *GIVEN THE NATURE OF CAMBRIDGESHIRE AND THE LACK OF WOODLAND IN THE COUNTY, PUBLICLY ACCESSIBLE WOODLAND UNDER 25HA THAT MEETS FIVE OF THE ABOVE CRITERIA AND WHICH LIES WITHIN ENHANCEMENT AREAS WHERE</p>	<p>Further expands the definition of Strategic Open Space and the overarching legislative requirements which oblige the Councils to define the need and provide it. The detail further emphasises the intended role of such space in nature conservation.</p>	<p>Any changes to the text and assessments are subsumed by those listed on the preceding page.</p>

<p>THE TOTAL AMOUNT OF WOODLAND EXCEEDS 25HA SHOULD BE INCLUDED AS IT IS STRATEGICALLY AND ENVIRONMENTALLY IMPORTANT. STANDARD: 5.1HA PER 1000 PEOPLE.</p>		
<p>In paragraph D11.26, after the 1st sentence add the following new sentence: "This should be developed having regard to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the Rights of Way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this."</p>	<p>A further strengthening of the statutory rationale for providing a rights of way network and improving access to recreational areas in the countryside.</p>	<p>Again subsumed by the preceding changes</p>
<p><b>CE/26 Land drainage, water conservation, foul drainage and sewage disposal</b></p>		
<p>Add new objective: "D12/h To incorporate the principles of sustainable drainage systems within the development."</p>	<p>SUDS already required by policy.</p>	<p>No change required</p>
<p>Add the following to Policy CE/26 at the end of paragraph 1: "... A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED AT THE OUTLINE PLANNING APPLICATION STAGE FOR THE CAMBRIDGE EAST AREA."</p>	<p>The scale of development means that a strategic scheme which integrates SUDS infrastructure for the public realm with that provided by developers is a necessary and early requirement. Initial assessment noted the scale of the potential change, the possible risk to Teversham (the subject of one representation), and scored the policy highly for sustainability particularly against objective 4.3. The proposed amendment strengthens this by aiming to coordinate drainage schemes early in redevelopment.</p>	<p>Requirement for SSWDS reflected in even more positive scores in the short and medium term, assuming the necessary scheme is delivered as early as possible. The original assessment alluded to the need to address site-site issues early and was amended to acknowledge the change. As the original assessment was already strongly positive (and potentially significant) these changes have not affected scores in Appendices 3 and 4. The change is reflected in the review of Objective 4.3 in section 6 of the main report.</p>
<p>Add to the table under para E2.7, at the row on surface water drainage, as a new first point in the columns on Phase 1 and Cambridge East as a whole: "A STRATEGIC SURFACE WATER DRAINAGE SCHEME WILL BE REQUIRED."</p>	<p>Repeats the previous change.</p>	<p>No change required</p>

<p>Amend policy CE/26(3) &amp; (4) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "3. ALL WATER BODIES AND WATERCOURSES REQUIRED TO SERVE THE DEVELOPMENT WILL BE MAINTAINED AND MANAGED BY ONE OR MORE PUBLICLY ACCOUNTABLE BODIES TO ENSURE A COMPREHENSIVE AND INTEGRATED APPROACH TO SURFACE WATER DRAINAGE WITH CLEARLY DEFINED AREAS OF RESPONSIBILITY AND FUNDING TO ENSURE THAT: D. FLOODING DOES NOT OCCUR WITHIN CAMBRIDGE EAST; E. NO ADDITIONAL DISCHARGE IS MADE INTO SURROUNDING WATER COURSES OR ONTO SURROUNDING LAND THAN THAT NATURALLY DISCHARGING FROM THE SITE IN ITS CURRENT UNDEVELOPED FORM; F. WATER QUALITY AND LEVELS ARE MAINTAINED WITHIN CAMBRIDGE EAST'S AND RECEIVING SURFACE WATER DRAINAGE SYSTEMS SUFFICIENT TO SUPPORT AND ENCOURAGE NATURAL HABITATS; G. THE MANAGING ORGANISATION WILL BE FUNDED IN PERPETUITY. 4. NO DEVELOPMENT SHALL COMMENCE UNTIL THE WRITTEN AGREEMENT OF THE LOCAL PLANNING AUTHORITY HAS BEEN SECURED THAT ORGANISATIONS WITH SUFFICIENT POWERS, FUNDING, RESOURCES, EXPERTISE AND INTEGRATED MANAGEMENT HAVE LEGALLY COMMITTED TO MAINTAIN AND MANAGE ALL SURFACE WATER SYSTEMS FOR CAMBRIDGE EAST IN PERPETUITY."</p>	<p>In principal the change concerns procedural and management issues relating to responsibility for part of the infrastructure. In that respect it lies beyond the scope of the SA. The text requires coordination between multiple bodies to ensure the stated outcomes are delivered and it is not clear that this has any effect on objectives 4.3, 5.1 or 7.2.</p>	<p>Minor change to comments about objective 7.2 (infrastructure investment) which acknowledge that spreading the costs and resources of developing and managing this key infrastructure component may help to secure its early delivery.</p>
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<p>Amend criterion 5 of Policy CE/26: All development in Cambridge East will incorporate water conservation measures including water saving devices, rainwater harvesting and greywater recycling whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.</p>	<p>Removal of requirement for water conservation measures achieving a 25% reduction - reduces the sustainability of this policy, given this is a priority issue identified in the initial scoping work. We note the objections raised by respondents, and the need for policy which favours development while delivering sustainable infrastructure. However GO-East commented that enforcing water conservation lies outside the scope of the Councils' powers and this limits what policy can propose.</p>	<p>The original very positive assessment was reduced in strength to reflect the effect of this change and that in the row below.</p> <p>The assessment of support for objective 1.3 has been amended to reflect this change, as have the scorings in Appendices 3 and 4.</p>
<p>Amend last sentence D12.9: "...responsibility of one or more of the following:"</p>	<p>Consistent with changes to CE/26 (see above).</p>	<p>No change required</p>
<p>Amend D12.10 to read: "It is important to ensure that the body OR BODIES made responsible HAVE adequate expertise and ARE financially stable in perpetuity. It will be the responsibility of the developer to secure and fund a suitable management and maintenance body / BODIES."</p>	<p>Consistent with changes to CE/26 (see above).</p>	<p>No change required</p>
<p>Add new sentence to the end of paragraph D12.11 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE EAST PROPOSALS.'</p>	<p>Clarifies the Councils' intention to encourage water conservation within the scope of their powers. The point raised by GO-East leaves little scope for the Councils to be more prescriptive about targets or technologies.</p>	<p>No change required</p>
<p><b>CE/28 Energy</b></p>		
<p>Revise Policy CE/28 criterion 1 to read: "Cambridge East will be required to demonstrate that it will achieve a high degree of measures to increase the energy efficiency of buildings, for example through location, layout, orientation, aspect AND external design."</p>	<p>Amendment appears to remove reference to use of improved insulation – this change is in response to an objection from GO-East which advises that it is outside the scope of the planning system. Policy nevertheless remains supportive.</p>	<p>No change required</p>

<p>Delete 3rd sentence of paragraph D14.4 and replace to read: "The policy requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect and external design. Other measures such as internal design and improved insulation are also important to energy use and are dealt with through the Building Regulations system."</p>	<p>As above.</p>	<p>No change required</p>
<p>Insert new paragraph between paragraphs D14.7 and D14.8, to read: "CONSIDERATION IS BEING GIVEN TO THE POTENTIAL FOR A SUSTAINABLE ENERGY PARTNERSHIP TO BE CREATED AT NORTHSTOWE WHICH WOULD BE RESPONSIBLE FOR DELIVERING INVESTMENT IN AN INTEGRATED SUSTAINABLE ENERGY SYSTEM THAT INCLUDES LOW CARBON GENERATION, ENERGY DISTRIBUTION INFRASTRUCTURE AND ENERGY EFFICIENCY MEASURES. IF PROGRESSED, THE PARTNERSHIP COULD BE EXTENDED AND/OR REPLICATED AT CAMBRIDGE EAST. IT IS IMPORTANT TO RECOGNISE THAT IF A COMBINED HEAT AND POWER SOLUTION WERE CHOSEN, THIS WOULD BE DEPENDENT UPON THE NECESSARY ENERGY INFRASTRUCTURE (SUCH AS PRIVATE WIRING) BEING EXPLORED AT A VERY EARLY STAGE AND DESIGNED IN AT THE FRONT END IN ORDER TO MINIMISE COSTS AND TO MAXIMISE OPPORTUNITIES."</p>	<p>Provides additional detail on the nature of sustainable energy policy to be considered at Cambridge East, whereas the existing text refers primarily to renewable energy (ie. a subset). The new text defines an intention and possible solutions, leaving little scope to increase an already-positive assessment that already acknowledges a positive contribution in the short-term.</p>	<p>Minor addition to comments acknowledging the broadening of the proposal for using renewable and other sustainable energy sources. The possible involvement of external bodies to invest in sustainable energy generation also resulted in changes to scores for objective 7.2 (infrastructure investment) which replace '~' (neutral) effects in the short/medium-term with a positive score.</p>
<p><b>CE/32 Land Contamination</b></p>		
<p>Amend Policy CE/32 to read: "Where development is proposed where there is an issue of land contamination the District COUNCILS will..."</p>	<p>Minor editorial change.</p>	<p>No change required</p>

<b>Chapter E: Delivering Cambridge East</b>		
<b>E1 Phasing and Implementation</b>		
Add a new section to Chapter E "Delivering Cambridge East" setting out a proposed housing trajectory and monitoring strategy which will also provide a framework to ensure that the implementation and delivery of Cambridge East is efficiently and effectively carried out.	First part of change reiterates modification assessment for policy CE/10 and is an editorial change. Change also calls for a monitoring strategy which will support the need (already clearly stated in the Plan) to coordinate delivery of housing, services and infrastructure.	Minor change to objective 7.2 (infrastructure)
<b>CE/34 Construction Strategy</b>		
Add new criterion to CE34: Construction Waste: DEVELOPMENT AT CAMBRIDGE EAST WILL BE REQUIRED TO RECYCLE CONSTRUCTION WASTE WITHIN THE SITE DURING CONSTRUCTION AND IN THE LONG TERM. EXCEPTIONS WOULD INCLUDE WASTE HAVING POTENTIALLY HAZARDOUS PROPERTIES AND ANY OTHER MATERIALS WHERE OFF-SITE TREATMENT WOULD BE MORE APPROPRIATE. A 'RESOURCE RE-USE AND RECYCLING SCHEME' WILL BE NEEDED TO ADDRESS TREATMENT OF ALL WASTE ARISING DURING THE DEVELOPMENT.	Further clarifies expectations of a sustainable construction strategy.	No change required
Add new penultimate sentence to Policy CE/34 criterion 2 to read: "THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES."	Makes explicit certain protective objectives which were implicitly assumed in the assessment and is clearly an important part of a sustainable construction strategy given the likely duration of construction effects around the site. The additional text could be expanded to avoid impeding natural drainage (flood risk) and human impacts (dust) if these are not subsumed by Considerate Contractor conditions.	Additional comments for the assessment of objectives 2.2, 2.3 and 5.3, and slightly improved scoring (more positive) of the first two.

<p>Amend criterion 6 of CE34 to read: 'All suitable construction spoil should be accommodated within the site by generally raising ground levels. There will be limited opportunities for mounding to act as noise barriers to protect communities from traffic noise. The construction strategy will demonstrate how this is to be addressed and will be required to be prepared and approved before development commences.'</p>	<p><b>Editorial change, as treatment of construction spoil is dealt within more detail in the landscape chapter.</b></p>	<p><b>No change.</b></p>
<p>Add to E1.14: "South Cambridgeshire District Council is developing a similar scheme."</p>	<p>Editorial change.</p>	<p>No change.</p>
<p>Add to E1.16: ' Key issues such as access arrangements and working hours will be determined through conditions on planning permissions to ensure that impacts on existing and emerging communities are minimised during construction.'</p>	<p><b>Editorial change.</b></p>	<p><b>No change.</b></p>
<p>Add new paragraph after E1.16: 'A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Any such facility should be located as far as possible from housing and any other sensitive uses. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate. A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.'</p>	<p><b>Makes more explicit the mechanisms for implementing recycling on the site.</b></p>	<p><b>No change.</b></p>

<b>CE/40 Infrastructure Provision</b>		
Add new paragraph to the end of Policy CE/40 to read: "THE APPROPRIATE LEVEL OF CONTRIBUTIONS SOUGHT FROM THE DEVELOPMENT WILL TAKE INTO ACCOUNT COSTS WHICH FALL TO THE DEVELOPMENT, INCLUDING THE RELOCATION OF THE AIRPORT AND ASSOCIATED ACTIVITIES AND ELEMENTS OF THE NORTH WORKS SITE."	Change recognises an additional element of costs on developers and requires the Councils to take account of this in S.106 agreements. There is no clear impact on any of the objectives or sub-objectives, however there is a potential cumulative impact on development incentives.	No change made to the assessment for the reason stated at the left. Section 6.1 in the main report concludes with a paragraph that acknowledges the potential cumulative impact of the developers' obligation to provide infrastructure and the other demands made by Plan policies. It also acknowledges the inclusion of policy changes which clarify the Councils' approach to seeking contributions for some facilities.
Add to bullet point 2 of policy CE/40: "Education (INCLUDING NURSERY AND PRE-SCHOOL CARE)"	All changes expand the detail of the nature of contributions the Councils are seeking and individually they offer support to a subset of the SA objectives. The original assessment did not score the policy explicitly as it was considered procedural. The comment above acknowledges the role of contributions in supporting sustainability objectives, though the impact depends on what is negotiated in individual agreements. The only issue prompted by these additions is whether further ones are warranted so that each of the sustainability objectives is addressed. In practice this is not necessary as many are also addressed by other policies (eg CE/26 on water infrastructure).	No change required
Amend bullet point 4 of Policy CE/40: "Public open space, SPORT AND recreation FACILITIES (including strategic open space)"		
Amend policy DP/5 bullet point 5: "IMPROVEMENTS(INCLUDING infrastructure) for pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport."		
Amend bullet point 6 of policy CE/40: "Other community facilities (e.g. community centres, youth facilities, library services, SOCIAL CARE, AND THE PROVISION OF EMERGENCY SERVICES)"		
Add additional point to the list in Policy CE/40: "PRESERVATION OR ENHANCEMENT OF THE HISTORIC LANDSCAPE OR TOWNSCAPE."		
Amend 2nd paragraph of policy CE/40: "DEPENDING ON THE NATURE OF THE SERVICES AND FACILITIES, contributions may also be required to meet [running] MAINTENANCE AND / OR OPERATING costs EITHER AS PUMP PRIMING OR IN PERPETUITY, [of services and facilities] provided through an obligation."	Change further clarifies the nature of contributions which the Councils are seeking, although this further extends the potential cost burden on developers. In practice the changes reflects differences in the nature of the costs sought across a wide range of infrastructure and facilities and does not state contributions of all types will be sought in all instances.	No change required
Amend policy DP/5 bullet point 5: 'IMPROVEMENTS(INCLUDING infrastructure) for	Cross-refers to change to Core Strategy.	No change required

pedestrians, cyclists, EQUESTRIANS, highways, and public and community transport.'		
Add a new section to Chapter E: "Delivering Cambridge East" to show the proposed housing trajectory for Cambridge East which will include annual housebuilding targets and proposed milestone timing of service, facility and infrastructure provision.	Reiterates nature of two previous changes.	No change required
<b>Chapter F: Monitoring Cambridge East</b>		
Include a new chapter F: Monitoring Cambridge East which includes the table of indicators from the Monitoring Strategy and a brief introduction drawn from the strategy.	Editorial change, the implications of which have been re-assessed for policy area E1, though the proposal is fundamentally sustainable as it will support the coordinated delivery of housing, services and other infrastructure – ie. a sustainable community.	No change required

## APPENDIX 8 DETAILED POLICY ASSESMENTS

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## INTRODUCTION

This appendix is the Annex to the Environmental / Sustainability Report on the Cambridge East Area Action Plan (AAP). It contains the detailed assessments of draft policies which the Councils propose to include in the AAP. It has been assessed using the Sustainability Appraisal (SA) Framework defined in the Scoping Report, to determine how successfully the policies – individually and collectively – achieve agreed economic, social and environmental development objectives.

Each policy is assessed in terms of the nature of its impact (positive / negative / neutral / cannot be determined without further data); its relative magnitude (ie. significance); and its duration over time. The symbols used in the assessments are explained below.

Symbol	Likely effect against the SA Objective
++	Strong and significant beneficial impact
+	
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	Policy has no impact or effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant
?	Uncertain or insufficient information on which to determine base the assessment at this stage
_	Policy appears to conflict with the objective and may result in adverse impacts
_ _	Potentially significant adverse impact
_ _	Strong and significant adverse impact
-	

Brackets are used primarily to show slow change in the impact – eg. in the sequence: + / +(+) / ++. However in a small number of cases they are used as follows (+++) to indicate a likely impact which must be qualified because of lack of information at present.

Each policy is assessed against the 22 objectives in the SA Framework. Each table is followed by a summary of the principal issues identified in the assessments, and a summary outlining proposed mitigation measures and likely cumulative (and other) impacts.

When reviewing this document we recommend you begin with these summaries and consult the detailed markings to obtain more information on comments or issues which may be of specific interest.

## VISION AND DEVELOPMENT PRINCIPLES

### CE/1 – The vision for Cambridge East

Policy is broadly an aspirational statement of intent

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Creation of the new urban quarter is unsustainable in absolute terms as it represents a net increase in use of energy and other resources. In relative terms the effect is at worst neutral since the Cambridge East site has been identified for strategic purposes.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy aims to combine modern design and technical innovation with traditional layout of settlements of this area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Assumed to be addressed indirectly in terms of the desire to create a 'vibrant community'.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Little to comment on: a very straightforward and general statement of purpose.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

### CE/2 – Development principles

Defines the overall ‘brief’ for Cambridge East in terms of design and layout, access and accessibility, services and amenities, housing and employment. It requires developers to submit a Master Plan and Strategic Design Guide detailing the intended approach to delivering all these requirements.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	(++)	Clause 12) refers to the promotion of energy efficiency, with the development being an exemplar of low carbon and greenhouse emissions. This will reach maximum benefit in the long term
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Clauses 15), 17) and 18) refer to biodiversity improvements and green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Policy promotes wider methods of transport and improved access, though the impacts will depend on the final design of the development
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Various references to the need to combine vitality, diversity, traditional design, green separation and appropriate landscaping of the edges of the settlement to minimise its impact on the adjacent areas.

3.3. Create places and spaces that look good and work well	+	+	+	Implicit insofar as it is assumed the design principles stated in the policy will promote community cohesion
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	++	Clauses 21) and 22) refer to sustainable transport modes.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Specifically promoted in clauses 31) and 32)
5.1 Maintain and enhance human health	+	+(+)	++	Implicit in references to sustainable transport modes and promotion of healthy lifestyles is mentioned in clause 14). Criterion 27 makes clearer the inclusion of health care infrastructure.
5.2 Reduce and prevent crime and the fear of crime	+	+(+)	++	Desirability of a safe environment is mentioned in clause 14). New criterion added following consultation defines requirement more clearly which will grow as the urban quarter expands.
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Mentioned indirectly in references to green corridors.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Clearly stated as a priority through various policy clauses
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addressed indirectly in a number of clauses, but more specifically in clause 11)
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Inherent objective of the proposal
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Clause 27) acknowledges the need to support growth of the sub-region's industrial and commercial strengths while providing balanced range of employment for local residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Inherent within the aims of the policy and clarified by amendment of criterion 28.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	As for 7.1.

**Summary of assessment: A comprehensive statement of what the Council aims to achieve at Cambridge East.**

**Summary of mitigation proposals:** Our primary concern is that this statement is duplicated throughout various parts of the AAP, with individual policies addressing each of the 'clauses' of this policy. Though it is recognised that more detail is given regarding policies in subsequent sections. Regardless of which approach is taken, we consider the need for water conservation is a key sustainability issue and potential significant impact which warrants mention in the policy alongside energy conservation, with particular emphasis on residential reduction the use of water.

**Secondary, cumulative or synergistic effects:** The objective of Cambridge East is to exploit the synergy of a development that is sufficiently large enough (in terms of local population, employment and amenity) that it establishes itself as a new urban quarter with a robust district centre, reducing the reliance of local residents and those in surrounding villages on Cambridge City Centre as a centre of employment and services, whilst not negating from the primary role of the City Centre itself

## SITE AND SETTING

### CE/3 – The site for Cambridge East

Policy aims to ensure that the Cambridge east development is in conformation with the Structure Plan, and does not detract from Cambridge's primary role. The policy text defines the footprint of the settlement with supporting text expanding details of the layout, housing capacity and infrastructure requirements

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	++	Policy will maximise the sustainable use of land, reducing the need for any unnecessary additional development sites post-2016
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	As for policy CE2, the development is not sustainable in absolute terms as it increases energy consumption, however the use of efficient technology can help to reduce consumption per capita (or per household), and the overall relative impact must be assumed to be neutral if the requirement to expand the housing stock is a pre-requisite of national, regional and county policies.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	Policy does not specifically mention this,
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	This policy focuses mainly on the built environment. This objective is addressed by other parts of the AAP.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The supporting text refers to the need for green separation from Fen Ditton and Teversham.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicit in references to the Park and Ride and other linking services adjacent to the settlement.
4.2 Minimise waste production and support recycling	(-)	(--)	(?)	As for 1.2 and 1.3. However long term recycling and waste reduction benefits may be realised
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Not specifically mentioned within the policy or supporting text
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	

6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Mentions only overall size and need to contain the size of the settlement to limit its impact on neighbouring villages. However housing requirements are addressed by other policies.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Indirectly referred to within this policy. Proximity of residents to employment opportunities is important for a strong local economy
<b>Summary of assessment:</b> Little to comment on as the selection of the site is predicated on earlier sustainability assessment undertaken for the Cambridgeshire Structure Plan, and the supporting text is consistent with the objectives of creating a sustainable new community.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

#### CE/4 – The setting of Cambridge East

Establishes that the northern Cambridge Green Belt will be extended to surround Cambridge East to help preserve the openness of the remaining land in the area.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+)	(+)	(+)	In principle this policy is supportive, although Cambridge East has necessitated re-designation of the Green Belt, making light of its impermanence, although it has to be recognised that much of the existing Green Belt is covered by Cambridge Airport and therefore classified as previously developed land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+	+	+	Intrinsically supportive since it maintains the open aspect of the landscape, limiting the interference of built development with the natural recharge of groundwater.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Not stated explicitly but an implicit objective of Green Belt policy.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	One of the primary objectives of Green Belt policy.
3.3. Create places and spaces that look good and work well	+	+	+	Implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Also implicitly supportive. Preserving the open aspect of the landscape will help to maintain air quality provided appropriate controls are in place to minimise dust contamination, etc. Green separation is also intended to limit noise and other impacts on the adjacent villages.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Beneficial provided there are public rights of way for exercise across the Green Belt.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	As for 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** A sustainable policy extending the Green Belt to maintain strategic separation of Cambridge East from the surrounding settlements.

**Summary of mitigation proposals:** None identified.

**Secondary, cumulative or synergistic effects:** The LDF, to be consistent with the requirements of Regional Planning Guidance and the Structure Plan involves re-designating Green Belt land in the vicinity of Cambridge East and Cambridge Southern Fringe areas. Collectively re-designation could weaken the perception of the Green Belt status as a constraint on development, and implies that concerted development pressure in the longer term could result in further changes.

### CE/5 – Landscaping the setting of Cambridge East

Establishes the need for a Landscape Strategy, which will ensure that landscaping of the settlement and its periphery is consistent with the visual appearance of other settlements. The policy places equal weight on landscaping to mitigate visual impact of the settlement, and to provide vegetation resources for the benefit of residents and local wildlife.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Containment is provided by other policies.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Not mentioned explicitly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Importance of appropriate landscaping to maintaining and re-establishing biodiversity is clearly stated.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	The role of green spaces and other landscaped features in providing for recreation within and beyond the edge of the settlement is clearly stated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Any benefits subsumed by 3.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Very clearly the principal objective of this policy, to ensure that the setting of the urban quarter is consistent with that of established villages in the local area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Another sustainable policy aiming to ensure the setting and appearance of the urban quarter is consistent with the setting of villages in the local landscape character area, such as Fen Ditton and Teversham.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

### CE/6 – Green separation from Fen Ditton and Teversham

Require the developer(s) to provide green separation on the northwestern and eastern sides of the site to mitigate visual impacts of development on bordering properties in Fen Ditton, and the western side of Teversham. The policy restates the multiple role of these features as mitigation measures, areas for informal recreation, part of a network of biodiversity improvements, and a component of the site drainage system.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	The setting of a 200m green separation between Teversham and Cambridge East is explicit. There is no value placed on the required separation between Fen Ditton and Cambridge East
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	?	?	?	Not explicitly stated as a reason for green separation
2.2 Maintain / enhance range and viability of characteristic habitats and species	(++)	(++)	(++)	Though not explicitly stated as a reason, the maintenance of green separation provides valuable habitats for wildlife species
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Policy is implicit in its aim for providing additional access to green corridors for members of the community
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+++	+++	+++	This is perhaps a main aim of the policy. It is integral that distinctiveness between settlements is maintained
3.3. Create places and spaces that look good and work well	+	+	+	Aims of the policy play an important role in the 'appearance' of settlement boundaries.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	It is unquantifiable at this point as to what the potential air quality benefits of any proposed green separation may be
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	(+)	(+)	(+)	See 4.1. Potential benefits on stress levels
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	This is perhaps a main aim of the policy.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: . Policy is inherently sustainable, and seems successful in promoting the protection of open spaces and wildlife habitats, through green separation</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## THE URBAN QUARTER AT CAMBRIDGE EAST

### CE/7 – The Structure of Cambridge East

Policy explains the perceived ‘make up’ of the Cambridge East development, in terms of acceptable land uses; transport infrastructure; and character and design

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Covered elsewhere within the AAP.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Covered elsewhere within the AAP, though reference could be made to ‘high density, <i>energy efficient</i> B1 employment...’.
1.3 Limit water consumption to sustainable levels	~	~	~	See 1.2 for principles
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Specific reference made to the inclusion of a green corridor and Country Park, which are both invaluable for habitat and species protection.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Specific reference made to the inclusion of a green corridor and Country Park, which are both invaluable for improving access to the countryside and open spaces
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Specific reference made in part 18 to the protection of buildings and features that have an archaeological, historic or architectural interest
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Inherent theme within the policy
3.3. Create places and spaces that look good and work well	+	+	+	Inherent theme within the policy
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Covered elsewhere within the AAP.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	++	++	++	Inclusion of a balancing lake at the mouth of the green corridor to prevent flooding impacts.
5.1 Maintain and enhance human health	+	+	+	Specific reference made to the inclusion of a green corridor and Country Park, which are both invaluable in promoting health benefits
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	Specific reference made to the inclusion of a green corridor and Country Park, which are both invaluable for improving access to the countryside and open spaces
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Inherent theme within the policy
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Policy promotes this objective through its non-discriminatory clauses

6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Inherent theme within the policy
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Promoted through the (indirect) discussion of urban design principles
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?(+)	?(+)	?(+)	Promotion of office based jobs will promote this, though industrial employment is neglected
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Inherent theme within the policy
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Effects on the local economy will be dependant on the final employment mix of the development
<b>Summary of assessment:</b> . Whilst generally being a statement of intent, this policy does inherently promote many of the sustainability objectives.				
<b>Summary of mitigation proposals:</b> . Potential to mention other forms of employment other than B1 developments where appropriate				
<b>Secondary, cumulative or synergistic effects:</b> . None identified				

## DISTRICT CENTRE

### CE/8 – The District Centre

Policy deals with the location and make –up of the district centre of Cambridge East

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Covered elsewhere within the AAP.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Whilst being mentioned elsewhere in the AAP, this policy (or its supporting text) might benefit from a statement on energy efficiency , particularly with respect to landmark buildings, as the district centre may well be perceived as setting the tone for the wider development
1.3 Limit water consumption to sustainable levels	~	~	~	See 1.2
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Not anticipated to be highly significant within a district centre
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest

				urban design principles
3.3. Create places and spaces that look good and work well	++	++	++	See 3.3
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	See 1.2. Additionally, the policy recognises that the district centre should be developed with the private car as the least attractive form of public transport
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Indirect health benefits will be experienced through other factors, such as minimising the use of private car. At this stage the policy starts to detail the importance of healthcare provision within the district centre.
5.2 Reduce and prevent crime and the fear of crime	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest urban design principles, which will help to design out crime
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest urban design principles, in this case with reference to public space and communal areas. The policy recognises the importance of this.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	The policy recognises that a sustainable mix of services and facilities are required within the planned district centre.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Through design principles, the policy will not be discriminatory in respect of those that will be able to use the district centre, either in terms of access, facilities or service provision.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	The policy states that the district centre will have a proportion of high-density housing.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	The policy actively proposes the provision of facilities for community events to be incorporated within the district centre design
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Inherent theme within the policy
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Inherent theme within the policy
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	Inherent theme within the policy
<b>Summary of assessment: .The policy is inherently sustainable, though this is as a result of it largely being a statement of intent</b>				
<b>Summary of mitigation proposals: . There is scope for energy/water efficiency to be incorporated into this policy, primarily due to the undoubted importance of the development of the district centre.</b>				
<b>Secondary, cumulative or synergistic effects: . None identified</b>				

**CE/9 – Local Centres**

Defines the requirement for a number of such centres serving neighbourhoods, with housing typically no more than 400m from a convenience store, newsagent, primary school, limited small-scale employment, and some community facilities. The centres must also be well served by public transports through the quarter and connecting to other parts of the city. The policy also makes provision for a secondary school to be co-located with one of the centres, the location of which is not yet determined apart from one to be situated to the north of Newmarket Road, serving as the nucleus for the first phase of development.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Whilst being mentioned elsewhere in the AAP, this policy (or its supporting text) might benefit from a statement on energy efficiency, particularly with respect to primary schools, as the policy recognises that each local centre will be developed around a primary school
1.3 Limit water consumption to sustainable levels	~	~	~	See 1.2
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+(+)	+(+)	+(+)	The policy recognises that the development of local centres is important to maintain distinctiveness between neighbourhoods. There is the potential risk though those neighbourhoods of such diversity will become isolated over time.
3.3. Create places and spaces that look good and work well	++	++	++	The development of individual local centres will allow for each neighbourhood to be designed in a different manner, though not at the detriment of any other neighbourhood. This diversity will allow choice of where people would like to live and work
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	The policy states that access to local centres, or links from local centres to the district centre should be easily undertaken by sustainable methods of transport. This will reduce private car use within Cambridge East.
4.2 Minimise waste production and support recycling	?	?	?	This will ultimately depend on administrative decisions
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	This will depend on the final design of the local centres, though this policy recognises the role that public transport will play in this.
5.2 Reduce and prevent crime and the fear of crime	++	++	++	The design of the local centres offers an excellent opportunity to implement the highest

				urban design principles, which will help to design out crime
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The design of the local centres offers an excellent opportunity to implement the highest urban design principles, in this case with reference to public space and communal areas. The policy recognises the importance of this.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	The policy recognises that a sustainable mix of services and facilities are required within the planned local centres.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Indirectly refers to housing provision in terms of the proximity of residential units to local centres
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Development of distinct local centres will help distribute employment throughout Cambridge East.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Ambiguous links, but could relate to the spatial distribution of people, places, communications and infrastructure in Cambridge East.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	The concept of local centres is inherently sustainable, and ensures that economic activity is proportionally distributed throughout the Cambridge East development
<b>Summary of assessment:</b> The policy is inherently sustainable, though this is as a result of it largely being a statement of intent				
<b>Summary of mitigation proposals:</b> There is scope for energy/water efficiency to be incorporated into this policy, primarily due to the undoubted importance of the development of the local centres.				
<b>Secondary, cumulative or synergistic effects:</b> The cumulative effect of the development of district centres, will be dependant on the design standards and control mechanisms that are put into place to regulate economic activity.				

## HOUSING

### CE/10 – Cambridge East Housing

Policy covers the supply of land for housing, and the subsequent development of a mix of tenure types, whilst maintaining the quality of housing stock

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	–	—	---	The development of approximately 12,000 new homes will have a considerable impact on the energy demands associated with the Cambridge East development, given the current characteristics, and sector split, of energy production. However, it could be fair to say that ensuring homes are built to the highest energy efficiency standards, and that the % of UK energy requirements derived from renewable sources increases as per government targets; the reliance on non-renewable energy sources may reduce after 2016
1.3 Limit water consumption to sustainable levels	–	—	---	The development of approximately 12,000 new homes will have a considerable impact on the water requirements associated with the Cambridge East development. However, ensuring that new homes are built to reduce the demand for water (e.g. mandatory installation of water meters), potential demand could be greatly reduced.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Impacts will be dependant on the location of residential areas in relation to open space.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Ensuring that quality new homes are built, this policy would complement the aspirations of many other policies within the AAP.
3.3. Create places and spaces that look good and work well	++	++	++	See 3.2
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	This is dependant on energy consumption per household, and the proximity of new homes to public transport, which would therefore reduce the reliance on private car use.
4.2 Minimise waste production and support recycling	–	—	---(?)	The development of approximately 12,000 new homes at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	This will be dependant on the location of new homes away from areas prone to flooding.
5.1 Maintain and enhance human health	+	+	+	Comfortable, safe, and well-built homes will contribute to general health, though this may be considered immeasurable at present.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Comfortable, safe, and well-built homes will contribute to a reduced fear of crime for residents of Cambridge East, though this may be considered immeasurable at present.
5.3 Improve the quantity and quality of publicly accessible open space	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to open space, though conformity with other policies in the AAP would achieve this.
6.1 Improve the quality, range and accessibility of services and facilities	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to services and facilities, though conformity with other policies in the AAP would achieve this.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	The provision of affordable housing would contribute towards this objective. Additional wording to para. D4.6 clarifies the desire to ensure higher density housing is provided that is suitable for families and (by inference) not predominantly single-tenant properties. This provides a clearer support for the generic objective of inclusive communities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(-)	(—)	(—)	Ideally this would be supported, though point 10 of the policy appears to be a caveat that will allow a lower proportion of affordable homes to be built if mitigating circumstances exist.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	A post consultation change acknowledged the need to mix housing by size and tenancy to help create an integrated community, and this suggests better scope for community involvement.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	The development of new homes will offer accommodation to those working in Cambridge East, thus helping to support the local economy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	See 7.2

**Summary of assessment:** . Generally, the policy is inherently sustainable; ensuring that any new housing development at Cambridge East will recognise design standards and sustainable principles. However, the caveat regarding affordable housing provision (point 10) would reduce, if not negate, the social aspects of sustainability.

**Summary of mitigation proposals:**. None identified.

**Secondary, cumulative or synergistic effects:** Cumulative effects are dependent on the location, design, and occupation of new homes, but if core development policies are adhered to, the construction of approximately 12,000 new homes will have a distinct benefit in sustainability terms.

## EMPLOYMENT

### CE/11 – Employment

Identifies the intention to provide 5000 new jobs in the longer-term, reflecting Structure Plan requirements to develop the site as an area of high density housing and employment in close proximity. Employment will be largely for category B land uses, especially that associated with the sub-regions high-tech and R&D strengths, and relevant D1 research uses consistent with the City's academic traditions and infrastructure supporting its research base.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Clearly a very substantial increase in employment, and absolute increase in energy consumption, particularly as the key sectors are heavy users of electricity. Conversely the location will make integration of electricity supply easier (primarily a visual impact). Impact can be softened by requirements on conservation technology.
1.3 Limit water consumption to sustainable levels	(?)	(-)	(--)	As above although volume impact possibly lower, and can again be offset by conservation technology (see policy CE/26)
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intrinsic contribution – consistent with other employment location policies which prioritise development in established centres rather than dispersal. Also intrinsically supportive insofar as the character of the settlement can be improved by employment sites (i.e. retail + housing can seem like a dormitory).
3.3. Create places and spaces that look good and work well	+	+(+)	++	Also intrinsically supportive insofar as the character of the settlement can be improved by employment sites (ie. retail + housing can seem like a dormitory). Possibly also a more direct benefit from having employment locally to cut out commuting.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	++	Impacts of development are assumed to be mitigated appropriately but again local employment cuts down commuting and emissions.
4.2 Minimise waste production and support recycling	(?)	(-)	(--)	Net growth from development, possibly complicated by special or hazardous nature of wastes from certain research activities.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	+	+	+	Spatial aspect contributes to healthy commuting objectives.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	++	+++	Clearly supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Difficult to detect a direct impact although again spatial policy will help provision of employment for local people and accessibility.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Appears sound insofar as the range of land uses aim for a balance of employment needs. Assuming average of 2 occupants per household, aims to provide close to 20% of local employment within the quarter.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Marking may be a little optimistic depending on what the new quarter contributes to the overall local economy, but the policy is clearly consistent with spatial and employment policy in the Structure Plan.
<b>Summary of assessment:</b> An ambitious proposal to provide between 15% and 20% of the new quarter's employment locally, based on the sectoral priorities identified in the Structure Plan. Aside from coordinating housing and employment provision, the policy is also consistent directly with sustainable transport, land use and, less directly, encouraging healthier lifestyles by sustainable commuting.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> The only secondary concern is the impact of meeting growing demand for houses and employment in the longer term, although this is provided for by safeguarding land within the site for the period beyond 2016.				

## COMMUNITY FACILITIES

### CE/12 – Community Services, Facilities, Leisure, Arts and Culture

Policy outlines the range and methods for delivery for community facilities within a major urban quarter of approximately 25,000 inhabitants

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Any new building will increase demand on energy resources, but the design of these buildings can be a mitigating factor.
1.3 Limit water consumption to sustainable levels	?	?	?	Any new building will increase demand on water resources, but the design of these buildings can be a mitigating factor.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(++)	(++)	(++)	The spatial layout and individual design of community facilities will play an important role in the shaping of the townscape, particularly within the district centre.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	See 3.3
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	The achievement of this objective will be dependant on the energy efficiency of the buildings, as well as ensuring that they are accessible by public transport.
4.2 Minimise waste production and support recycling	-	---	---	The development of community facilities at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+(++)	+(++)	++	The maintenance and enhancement on human health will be dependant on the range, location, and rate of development of health centres, gyms and other health related developments. The policy states that early development of community facilities will be paramount to the success of establishing stable communities.

5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+++	+++	+++	The policy is inherent to this objective
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	The more diverse community facilities are developed, the greater the scope for community use.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	See 6.2
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Community facilities will actively contribute to employment provision within Cambridge East
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Amendment of para. D6.1 clarifies the intention to seek funding primarily from developers except where the wide community benefits (in which case additional external funding may be sought).
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	The greater the diversity in commercial community facilities, the more likely that positive effects will be experienced for the local economy
<b>Summary of assessment:</b> . The policy is largely sustainable, and is generally an aspirational statement of intent				
<b>Summary of mitigation proposals:</b> . There is potential for energy efficiency and water conservation to be integrated within this policy.				
<b>Secondary, cumulative or synergistic effects:</b> . None identified.				

## TRANSPORT

### CE/13 – Road infrastructure

Proposes a series of measures which define the location of the principal accesses to the main site (the area north of Newmarket Road is addressed by policy CE/15), and delivery of new and existing transport infrastructure (notably the park & ride site, which must be relocated) with the development of the site, using Grampian conditions in two instances to coordinate growth.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Benefits of improved sustainable transport are covered by policy CE/14.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Supported intrinsically by coordinating transport infrastructure with development of various phases of the site.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Overall effect is neutral insofar as we assume that other policies will control private car use and ensure development does not unduly affect air quality, while recognising that an appropriate structure of sufficient, safe, well designed access is delivered at an appropriate time and coordinated with the existing transport facilities. Revisions following consultation clarified the role of Travel Plans warranting a slightly more positive assessment.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Fundamentally supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Fundamentally supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicitly consistent because planning obligations will contribute to traffic infrastructure

				improvements necessitated by the development.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	As for 6.1.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Balances growth of development and infrastructure provision; and need for sustainable modes with maintaining road access.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> The lack of extensive comments do not imply this is a policy with limited impact. Further traffic assessment is required by the policy but it appears to effect a balance between the need to link development and growth in traffic and access infrastructure, and the need for sustainable transport as defined by other policies with maintaining safe and convenient road access.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> The principal potential cumulative impact is the effect on local traffic circulation of around 27,500 additional trips to/from the development (once complete) during the peak hours. The policy requires more detailed traffic modelling to ensure the proposed access points to the site, and the likely volume of traffic net of modal shift to public and other forms of transport, does not add to congestion, and this is catered for by clause 5 of the policy. There are similar potential impacts on the A14 and on the park & ride facility which the policy controls by conditions on any planning permission				

### CE/14 – Alternative modes and parking

Defines the requirement for an extensive range of infrastructure improvements – many of them to routes and junctions closer towards the city centre - that deliver the high quality public transport requirements for this part of the City as defined in the county Structure Plan. The basic 'proximity principle' that all new development should be within 400m of a bus stop is defined, and the policy provides for improvements benefiting other modes, not only to encourage sustainable commuting but also to make it easier to reach nearby open spaces. Car and cycle parking standards are also defined and are consistent with those in PPS3.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	++(+)	Long-term impact depends on whether modal shift occurs and in a large volume, but the policy is fundamental to delivering infrastructure to help this shift and a reduction in private car use and fuel consumption.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Provides for access to adjacent open areas by foot / cycle / horse. We assume this will be phased over time.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	Reduced traffic congestion surely improves the townscape and will improve the satisfaction of residents and visitors.
3.3. Create places and spaces that look good and work well	~	+	++	As for 3.3.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	++(+)	One of the principal objectives of this policy, though subject to the same qualification as 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Partly the benefits depends on whether more people walk or cycle to work or on recreational trips, however improvements in public transport can reduce traffic congestion and its air quality and noise impacts, affecting basic health and other aspects of environmental quality (eg. gradual reduction in ambient noise).
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Policy CE/14 (5) refers to the need for rights of way to be safe.
5.3 Improve the quantity and quality of publicly accessible open space	~	+	++	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Only addresses accessibility, but clearly influential.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Intrinsically supportive in providing high quality transport for all and ensuring it is readily accessible (ie. within 400m). Ideally the requirements of this policy would be coordinated with those of housing to reduce this distance for special needs housing to provide better access for the less mobile and elderly.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Key direct impact is in facilitating easier access to work, but the effect on traffic movement can also incremental help business development if it removes the disincentive of traffic congestion.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++(+)	+++	Quite clearly fundamental to this objective.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Impact is difficult to judge but incremental benefit on the economy is as defined for 7.1.
<b>Summary of assessment:</b> Clearly a sustainable and ambitious policy — with the potential to make significant beneficial changes to commuting habits and traffic patterns across the eastern part of the City. The primary focus is on movement from the East to the centre and other built-up areas, but the need for easy access via healthy travel modes to adjacent open space is not overlooked.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> The policy text requires some significant but unavoidable route/junction improvements within Cambridge to deliver the High Quality Public Transport links which are beyond the scope of this assessment, but which will clearly have a temporary (and local short-term cumulative) impact. Otherwise, provided policy successfully encourages modal shift, the principal effect is a long-term synergistic benefit of more convenient and faster public transport, reduced emissions and noise from traffic, and the indirect benefits these changes will bring to the efficiency of commercial vehicle movements (ie. economic gains) and the character of the townscape.				

### CE/15 – Transport for north of Newmarket Road

Provides for several accesses from/to the first part of the quarter to be developed, primarily onto Newmarket Road for vehicular traffic, and with connections to the cycle and footpath network in the City, with the former requiring further analysis of its impact on the main road and park & ride site. Provision is made for future adjustment to provide for extra access to the north, possibly onto the A14 and public transport access to the northwest.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Proposals prioritise public transport and clause (2) makes clear this applies within this part of the development too, although effectiveness depends on whether modal shift is successful.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intrinsically supportive if internal design balances the need for various forms of access with the need to prevent development dominated by private cars.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Provision for connecting footpaths and cyclepaths to routes into the City whether for recreational access or commuting.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Doesn't address the objective specifically, but supports its accessibility.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Mark may be conservative. Provision of public transport should improve accessibility especially if there is a long-term contribution to reducing congestion on Newmarket Road in particular.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addresses needs for less mobile or car-less residents of this part of the development.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	+	+(+)	Meets objective of reducing commuting by car – marking assumes slow change but that it occurs. Does not really address the other decision-making criteria.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Clearly supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Doesn't address the decision-making criteria directly but any contribution to easing traffic congestion as it affects residents, those commuting to the city, or those visiting it for other reasons makes an incremental contribution to this objective.
<b>Summary of assessment: Clearly supportive of and consistent with other sustainable transport objectives with measures to encourage residents to use a range of alternative (ie. non-car) modes.</b>				
<b>Summary of mitigation proposals: None identified – the main additional requirement is for a statement linking development to the delivery of access so that new residents are encouraged to use sustainable transport rather than their own cars. This statement is provided by policy CE/13.</b>				
<b>Secondary, cumulative or synergistic effects: Has potential for long-term synergistic benefit by reducing locally-originated/terminated trips thereby helping to reduce Cambridge's traffic congestion, and to ensure addition of new housing in this area does not contribute to it. The text also makes provision for additional access onto the A14 at a later date; this would be conditional on a satisfactory transport assessment and therefore cannot be commented on at this stage.</b>				

## LANDSCAPE

### CE/16 – Landscape principles

Defines the requirement for a landscape strategy showing how the site will incorporate existing features and new open space to provide a high quality living environment, informal recreational space and areas for mitigating the development's impact on wildlife. The policy defines specific requirements for water features, use of construction spoil, and the retention and extension of existing vegetation.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Contributes by providing for re-use of construction spoil to landscape parts of the site.
1.3 Limit water consumption to sustainable levels	~	~	~	No direct impact although landscaping will help to keep parts of the site open, assisting groundwater percolation and recharge. See also comments for objective 4.3.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Benefit will be proportional to the amount of existing vegetation that can be retained although wildlife will be disrupted by ongoing construction over a sustained period, and it is uncertain how quickly fauna would recolonise a site that is current open and relatively quiet for much of the time.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Not strictly countryside (see policy CE/18) but will provide spaces for these purposes in due course.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(+)	(+)	Redevelopment will result in the loss of a substantial open space with impacts on views from/to adjacent residential land. However it could be argued the airport is an artificial feature and that re-development will mimic local features, providing a benefit.
3.3. Create places and spaces that look good and work well	+	+(+)	++	Achievement will be determined by specifics of the landscaping strategy (to be submitted by developer) and design guide (to be prepared by the Council), but clearly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Possibly some localised impact on air quality as infilling will limit the circulation of air although landscaping will help to retain some openness.
4.2 Minimise waste production and support recycling	+	+	+	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Addressed primarily by other policies but landscaping includes green corridors and water features. Revision of text following consultation clarifies the dual-role of water features in landscaping and as a SUDS.

5.1 Maintain and enhance human health	~	+	++	Aims to provide a pleasant living environment containing readily accessible areas for simple recreation and walking.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	It is assumed any issues will be addressed in the design guide for the site to meet the sustainable development objective of 'designing out opportunity for crime'.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	A clear benefit since the site will include public areas where the current open space is private land.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Indirect contribution since landscaping will help to create areas for leisure / recreation.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Equable in principal since land will be open to all.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> A sustainable policy to ensure the development retains existing features and incorporates new ones which contribute to the visual appearance and cohesion of the urban quarter. There is a minor issue regarding redistribution of construction spoil, which is addressed further in policy CE/33. Redevelopment will remove a sizeable area of open space from the locality irrevocably affecting views from the A1303, Cherry Hinton Lane, and properties at the northern edge of Cherry Hinton. The landscape strategy must aim to mitigate these losses as best it can while also providing a pleasant environment within the urban quarter.				
<b>Summary of mitigation proposals:</b> There is a minor issue regarding redistribution of construction spoil, which is addressed further in policy CE/33.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/17 – Landscaping within Cambridge East

Provides for a design comprising 'green fingers' of open, partly vegetated areas penetrating into and through the urban quarter, which will be integrated with surrounding areas of the green corridor, green separation or open countryside, and which will be integrated with the drainage facilities required by policy CE/26. The policy also provides for an urban park in the central north part of the quarter, and for design and landscaping to standards that will be defined in a subsequent design guide.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Policy does not deal with this specifically, but see CE/16.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Objective is addressed more directly through other policies, but the policy specifies the green fingers which will contribute to retaining wildlife or encouraging it to recolonise the site.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Obvious benefit which is assumed to expand with the urban quarter.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly supportive both in taking opportunities to retain features wherever possible / appropriate, and by introducing new ones that are typical of and contiguous with existing features (eg. the green fingers complement the green corridor and link of open land from Coldham's Common out to Fulbourn / Teversham).
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	In principle it is clearly supportive and hopefully local residents will appreciate the legacy of the policy once implemented.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Introduces some open features that will help air circulation, but this objective is more thoroughly addressed by other policies.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	++	++(+)	+++	Integration of landscaping with drainage features to maintain runoff patterns. See also comments for this objective for policy CE/26.
5.1 Maintain and enhance human health	~	+	++	Open areas and the urban park provide recreational space which will expand with the development.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	++	++(+)	+++	Results in a net loss of open space but an overall increase in publicly accessible space.

6.1 Improve the quality, range and accessibility of services and facilities	~	(+)	+	Contributes to accessible leisure space.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> A sustainable policy which proposes to integrate new but locally characteristic features such as green corridors into the existing landscape and to ensure sympathetic re-design of the current open space which recognises the needs of residents and wildlife. There is little else to comment on at this stage though more issues may be evident once the site design guide has been prepared.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/18 – Linking Cambridge East to its surroundings

Makes general landscaping provisions to mitigate the visual impact of roads into the quarter, and a consistent landscape treatment that integrates the green corridor with the smaller fingers of land in the development and features such as the country park. (Edge treatment of specific areas is also addressed in the supporting text for policy CE/16.)

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	The country park will take land that is currently open though it is not known whether it is being used for agriculture at present. Nevertheless the change in use is not irreversible. Most of the rest of the site re-uses open brownfield land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Integrates the various habitat components to provide a large wildlife corridor.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	+	++	Clearly supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Together with CE/17, ensures a large area of open space is retained and designed in a way

				that is distinctive but also integrated with adjacent, existing features.
3.3. Create places and spaces that look good and work well	++	++	++	Aesthetically supportive and hopefully this will be supported by residents' attitudes in due course.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for CE/17, although marking is more positive because the policy mitigates some aspects of transport impacts along the access roads.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Not addressed specifically by this policy.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Benefits along edges of the development.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Could be regarded as positive since all facilities will be open to everyone.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Clearly sustainable; comments for policy CE/17 apply equally.</b>				
<b>Summary of mitigation proposals: None identified.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## BIODIVERSITY

### CE/19 – Biodiversity

Establishes the primacy of protected habitats and species reflecting relevant EU Directives, requiring their protection and mitigation of development effects. Also states objective of achieving a net biodiversity gain not just restricted to protected species and habitats, and to restrict development which limits opportunity for public enjoyment of areas of biodiversity value.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+++	+++	+++	Very clear statement of purpose consistent with UK and EU legislation. Clause 5 provides for development where this is the public interest, but this does not obviate the need for mitigation of any effects and is consistent with PPG9.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	+(+)	++(+)	Initial benefit qualified because of disruptive effect of construction on wildlife, but will improve with sensitive redevelopment as proposed in policies CE/20 and CE/21.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Again there is a clear statement of the need to preserve or enhance access, which will be achieved as a result of this policy and the incorporation of publicly-accessible biodiversity space in an area that is currently private land.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Intrinsically this objective is more to do with the built environment but this policy makes provision for public access for enjoyment of the open areas and is intrinsically supportive at the very least.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	As for 2.3.

6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to objective of providing good quality leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Establishes a commitment to protect wildlife in general, and protected species and habitats in particular, that are consistent with UK and EU legislation. Ostensibly the policy is concerned with wildlife conservation but certain clauses address links with biodiversity and recreation to encourage residents to use the area.				
<b>Summary of mitigation proposals:</b> Mention of the need for ecological survey and to balance the desire to encourage people to visit these areas with the need to retain quieter, isolated areas for local wildlife might be appropriate in this overarching statement of policy, however both are addressed in CE/20.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/20 – Existing biodiversity features

Requires the developer(s) to undertake an ecological survey of the site to identify the presence of protected and locally important species and habitats (using the county Biodiversity Action Plan as a reference), to retain existing features key to maintaining and supporting local biodiversity, and to prepare a biodiversity management strategy.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Supportive, although the principal requirements are delivered by policy CE/19.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(++)	(++)	(++)	Clearly supportive in principle, especially provisions to retain any biodiversity features of value. The development adjoins the Barnwell Road Local Nature Reserve. The boundary of the Reserve adjoins the green corridor, limiting impacts. However the Reserve has a small amount of border adjoining housing development to the north and south of the far western extent of the green corridor, and minor landscaping may be necessary to limit any impacts. This requirement would need to be reviewed in the ecological survey and addressed through

				the biodiversity management plan and construction strategy. However the assessment is qualified because the supporting text makes specific mention of three species – the brown hare, grey partridge and skylark – which benefit from the open space of the airport. The concept diagram makes provision for the green corridor linking Coldham’s Common through the site to the area south of Teversham, but this will also include recreational features (as per policies CE/17 and CE/18). It is questionable whether the changed biodiversity setting will offer the openness and security offered by the airfield and whether the habitat they require can be provided within the new development. There may need to be habitat compensation for these species at other locations if this is the case and if the ecological survey reveals they are present.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Potential benefits summarised under 3.3.
3.3. Create places and spaces that look good and work well	+	+	+	Retaining existing biodiversity assets (though primary to benefit local wildlife) will help to intersperse the largely new environment with established features.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Retention of existing biodiversity features is clearly advantageous for local wildlife, and it will contribute to the setting of the urban quarter by interspersing the largely new development with established, older features. Requirement for an ecological survey is clearly essential and supports the key provisions of policy CE/19. The survey will need to occur early after the initial planning of the site begins to ensure that biodiversity mitigation measures are fitted into the master plan and reflected in other site development guides.

However we believe that redevelopment of the site, even with provision of a green corridor, will not provide suitable habitats for the three locally important species mentioned in the supporting text, since redevelopment will result in the loss of a large open area which provides scope for access and limited disturbance to these species. As a result it is likely that habitat compensation will be necessary at another location, possibly in the proposed country park, if the ecological survey confirms they are present on the site.

**Summary of mitigation proposals:** See above. Also there may be a need for a limited edge treatment of any housing development either side of the west end of the green corridor as this part of the site adjoins the Barnwell Road Local Nature Reserve. The need for such treatment would be determined by the ecological survey.

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

### CE/21 – New biodiversity features

Incorporates diverse features ranging from the large-scale (green corridor and country park), medium-scale (green fingers within the built-up areas of the site) and local enhancements (bird boxes, safe road crossings) to encourage wildlife to remain on or recolonise the site.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Little to comment on – clearly beneficial.
2.3 Improve opportunities for people to access the countryside and wild places	+	++	+++	Effect builds with the addition or expansion of the larger facilities and (hopefully) recolonisation of the site by wildlife.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Benefits proportional to the size of the feature.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	

5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Reflects dual biodiversity / recreation purpose of the larger features.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Green features are part of the infrastructure in a sense and therefore this is supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Clearly sustainable in complementing the retained biodiversity features with new ones on a range of scales from the country park to nesting boxes in urban areas, in order to encourage wildlife to be attracted to and (where possible) remain on the site during development.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> A very straightforward secondary effect that providing a range of features should help to attract a range of species including those currently on site so that local wildlife is indeed diverse.				

## ARCHAEOLOGY & HERITAGE

### CE/22 – Archaeology

Requires developer(s) to commission a full survey of the site for sites of archaeological importance, assessment of their significance, and proposals for preservation in situ, examination and removal/preservation, or other treatment appropriate to their importance.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The primary objective of this policy. A preliminary survey of English Heritage records (see <a href="http://www.pastscape.org">http://www.pastscape.org</a> ) <sup>23</sup> indicates Iron Age remains were found during development of the Newmarket Road park & ride site, and the policy text indicates this feature is potentially more extensive. The northern park of this site occupies an area that will be converted to a small urban park, possibly allowing preservation of any remaining features. The policy text indicates that further finds may be made once the open area is excavated, and provides for appropriate treatment.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Effect classed as neutral due to limited presence of features (subject to confirmation by a full survey). Objective is addressed more fully by policy CE/23.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

<sup>23</sup> The Pastscape site provides an incomplete register of monuments and listings, and does not include the cemetery site north of Cherry Hinton referred to in the policy text.

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Sustainable and consistent with PPG16.</b>			
<b>Summary of mitigation proposals: As with Northstowe, the size of the development will require an EIA and we assume that the site survey will occur as part of this work. In due course the AAP will need to be revised to provide for inspection of any remains found during redevelopment.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

### CE/23 – Built heritage

Requires the developer to survey the buildings and structures on the site (the policy excludes the North Works area and therefore the policy largely refers to the airport) to determine their heritage value and propose measures for their removal, retention and / or re-use for contemporary purposes where this is appropriate. The supporting text notes that the terminal building has a Grade II listing and any other buildings with a functional relationship to it are also protected.

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

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The policy notes that many of the most visible features at the site can be regarded as components of the Cambridge townscape and might therefore be retained.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: A straightforward policy reflecting the current requirements of PPG15.</b>				
<b>Summary of mitigation proposals:</b> The policy text states that listing of the airport terminal building means that listing also applies in principle to all other buildings related by function and historically. This situation suggests that structures such as the three large hangars would be retained as they are related functionally, and their visual impact makes them part of the current townscape. We noted in the Initial SA Report that these structures occupy land currently allocated to housing. If retained they would require a substantial reconfiguration of this part of the site, creating a visual barrier to housing in parts of the site and possibly creating shadowing problems in winter for the closest properties or other structures. The comprehensive site survey required by Policy CE/23 will identify which buildings should be retained and should take into account the need to develop a satisfactory urban environment.				
<b>Secondary, cumulative or synergistic effects:</b> See above.				

## MEETING RECREATIONAL NEEDS

### CE/24 – Public open space and sports provision

The policy outlines the identified requirement for sports provision within the Cambridge East development, and suggests certain criteria for its location

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Any new building will increase demand on energy resources, but the design of these buildings can be a mitigating factor.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	Any new building will increase demand on water resources, but the design of these buildings can be a mitigating factor.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	The provision of adequate open space is associated with this policy, and as such will contribute to maintaining and enhancing public open space.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The spatial layout and individual design of sports facilities will play an important role in the shaping of the townscape, particularly within the district centre.
3.3. Create places and spaces that look good and work well	+	+	+	See 3.2
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	The achievement of this objective will be dependant on the energy efficiency of the buildings, as well as ensuring that they are accessible by public transport.
4.2 Minimise waste production and support recycling	-	---	---	The development of sports facilities at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+++	+++	+++	The maintenance and enhancement on human health is inherent to this policy.

5.2 Reduce and prevent crime and the fear of crime	+	+	+(++)	The active participation in extra-curricular and youth sport can be a major contributor to reducing youth crime. It is fair to say that as facilities, and therefore associated activity increase, so will the perceived benefits.
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The policy is inherent to this objective
6.1 Improve the quality, range and accessibility of services and facilities	+++	+++	+++	The policy is inherent to this objective
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	The more diverse sports facilities are developed, the greater the scope for community use.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	See 6.2
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Sports facilities will actively contribute to employment provision within Cambridge East
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	The greater the diversity in sports facilities, the more likely that positive effects will be experienced for the local economy
<b>Summary of assessment:</b> . The policy will bring about many social benefits, and in conjunction with other open space policies, should help develop a considerable open space network.				
<b>Summary of mitigation proposals:</b> . None identified.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/25 – Countryside recreation

Requires the creation of a country park bordering the east of the quarter and Teversham, linked to the green corridor system. The policy also requires connection of the green space components into a network of physical linkages with footpaths and cycleways connecting them internally and with the surrounding countryside.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	The policy may actively protect undeveloped land if the country park includes areas of more natural habitat
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	++	++	++	This policy is clearly supportive of this objective
2.2 Maintain / enhance range and viability of characteristic habitats and species	+++	+++	+++	This policy is clearly supportive of this objective. Revisions following consultation make clearer the intended role of this space in supporting biodiversity improvements and additional areas of nature conservation

2.3 Improve opportunities for people to access the countryside and wild places	+++	+++	+++	As above
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The policy would actively contribute to this objective
3.3. Create places and spaces that look good and work well	+	+	+	The country park would undoubtedly be considered as a landscape of sound design.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy will help contribute towards this, though the benefits may be immeasurable at this point.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	The policy will promote well being and increased exercise, as well as contributing towards better air quality
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	This policy is clearly supportive of this objective
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	This policy would create a distinct use within the Cambridge East development
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Revisions make clear the intention to fund S.O.S. from S.106 agreements.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Policy is inherently sustainable – post-consultation amendments make clearer the range of space to be covered by this policy and provide a clearer indication of its role for human activity and as a biodiversity asset . The statutory requirement to provide this resource is also more evident in additional references to the CRoW Act and the Rights of Way Improvement Plan it necessitates. Other changes provide for funding of Strategic Open Space through S.106 agreements.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**LAND DRAINAGE, WATER CONSERVATION, etc.**

**CE/26 – Land drainage, water conservation, foul drainage and sewage disposal**

Proposes SUDS integrated with the green corridor and water park to regulate run-off from the site. Establishes the requirement to ensure sewage treatment capacity is available and take appropriate measures to prevent contamination of surface and groundwater by foul discharges. Also establishes the requirement to install water conservation measures reducing average consumption by 25%.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+	+	+	Revision of the policy following consultation removed the prescribed target because GO-East advised this lies outside the scope of the planning system. The revised policy states a commitment to water conservation, but this is not as strong as the original text and therefore less sustainable in relative terms.
2.1 Avoid damage to designated sites and protected species	~	~	~	No designated sites within the vicinity. Policies on construction practices will be required to prevent contamination particular from runoff.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive in principle. Current surface drainage is through a set of artificial drains and the replacement system and SUDS should maintain natural patterns and levels (acknowledged in 3(f)).
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Drainage features incorporated into green corridor/separation system.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Primary benefit from green corridor which connects Coldhams Common with exterior open land, but drainage system is a component of this system.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+++	+++	+++	One of the principal objectives of this policy. However the limited current drainage facilities and increase in impermeable surfaces are likely to result in increased runoff. As noted in the assessment of CE/17 the main site slopes very gently south from Newmarket Road to a shallow depression along the proposed line of the green corridor before the land rises to Cherry Hinton Lane. In the depression the land slopes gently westwards towards the Barnwell Road local nature reserve and beyond towards Coldham's Common, therefore the

				<p>drainage plan appears consistent with the current topography and its likely subsurface effect on drainage.</p> <p>Given the limited surface drainage at present it will be essential to ensure there is a drainage plan in place before construction begins to ensure runoff is handled and does not increase local flood-risk. Note that drainage of the east side of the site passes close to the north side of Teversham, and there is a small corridor land at risk from a 100-year event along its course.</p> <p>See comments for this objective in the assessment of policy CE/17, which refers to the Post consultation revision included the requirement for a Strategic Surface Water Drainage Scheme at an early stage, and this suggests an improved ability to coordinate and integrate individual SUDS and other components in the public realm and development plots from the outset.</p>
5.1 Maintain and enhance human health	(+)	(+)	(+)	Indirect contribution (this issue is not specified as a decision- making criterion) from measures to ensure sewage treatment capacity is available and prevent water contamination.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Addressed through policies on open space but drainage system contributes.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Clearly contributes to provision of key community infrastructure without which the settlement cannot function. A post consultation change makes provision for more than one organisation to be responsible for managing this infrastructure. At this time there is no reason to suggest this will be less efficient provided there is adequate cooperation and coordination between the bodies. Indirectly it may be beneficial if it spreads the resource burden of developing and managing this key part of the infrastructure so it can be delivered as early as possible.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ~ ~ ~

**Summary of assessment:** Largely a sustainable policy to ensure a key component of community infrastructure is available as the development begins. The proposals integrate drainage and flood risk alleviation measures into other landscape features of the urban quarter and its surroundings. The two principal issues which cannot be resolved at this stage are [a] the detail of how accumulation of stormwater runoff in the green corridor can be contained to prevent any increased in flood risk on the Cam, and [b] the timetable for relocation of Cambridge Sewage Treatment Works, which has a crucial role in determining when development of the site can begin. However the revision of the clause relating to water conservation has weakened the sustainability of this proposal considerably in a key area.

**Summary of mitigation proposals:** Incorporation of the detailed SUDS/drainage plan in the construction strategy for the site, together with measures to ensure runoff into appropriate water courses and other drainage infrastructure is effective during construction. (Note that this requirement has been addressed by a post-consultation revision which requires a Strategic Surface Water Drainage Scheme which is assumed to be required as early as possible – ie, fairly soon after development begins of the site north of Newmarket Road).

**Secondary, cumulative or synergistic effects:** Given the open nature of the site, development will increase run-off and this will cumulate as more of the urban quarter is built. Since it is impractical to provide temporary facilities, drainage infrastructure scaled to the extent of the completed development will need to be installed in each part of the site at the start of construction to ensure local flood risk is contained, to direct runoff appropriately, and to apply measures to prevent water contamination. The principal potential secondary effect is the impact of the local runoff pattern on any vegetation that is retained within the site.

## TELECOMMUNICATIONS

### CE/27 – Telecommunications infrastructure

Requires broadband telecoms to be provided as part of the site infrastructure, and the facilities to be designed so as to minimise disruptive maintenance.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on facilities provided and future developments in services. Could provide platform for delivering some services direct to the home, obviating the need for travel, which would affect fuel consumption. Structures for this infrastructure are assumed to be capable of integration into other buildings on the site without a substantial increase in need for aggregates, etc.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Implicit advantage of limiting future disruption (to pavements, roads, etc.) by designing maintenance access as well.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Broadband infrastructure will be carried on cables/ducting. Any requirement to provide mobile telecoms capacity may require a new mast given the openness and lack of structures on most of the existing site.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(++)	(+++)	Broadband / IT / internet facilities make available a wide range of services and facilities which would contribute to this objective, and also possibly help to address certain

				inequalities (see 6.2). The Councils, in discussion with developers and commercial service providers will need to consider what services could be made available to the community through this medium, recognising the risk that external providers will not necessarily provide employment or create wealth in the local community.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Pre-providing these facilities should reduce their cost, making them more affordable to all, while also providing a common and flexible platform for delivering, for example, services and facilities for specific faiths, and providing access to facilities and possibly homeworking opportunities for those with mobility problems and other parts of the community.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Impact depends on adoption but provides an additional medium for distributing information about community activities, public service information by the Council and other bodies, etc.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	+	+(+)	Could provide local small businesses with access to services they might struggle to afford currently and which may help with competitiveness. As noted for 6.2, this could provide scope for new residents to telework, and prioritising this infrastructure is clearly consistent with the skill-base and a substantial part of the employment in the sub-region.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Clearly supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Consistent with sub-regional sectoral strengths and should also help to attract some service providers and employers.
<b>Summary of assessment:</b> A beneficial proposal to provide high quality / high capacity telecoms infrastructure from the outset. This will provide a range of opportunities to attract employers and service providers; to deliver community information and possibly programming; to facilitate teleworking; home shopping and other services; and to provide the less mobile with access to a wider range of services than they can benefit from at present. Pre-provision should lower the unit cost of the infrastructure should make it more affordable to all, reducing any impact of income inequalities. One specific issue is the extent to which the infrastructure can be future-proofed as technology change rates imply that telecoms infrastructure could evolve during construction of the development. This suggests it may be difficult to deliver the policy requirement to minimise the impact of maintenance and other reasons for accessing the infrastructure during its working life.				
<b>Summary of mitigation proposals:</b> In negotiating with developers and service providers the Council will need to consider what is an appropriate range of services to be provided over this infrastructure, and the extent to which its capacity should be made available for locally-developed services (which will contribute to local employment and wealth creation) and how much should be provided for externally provided services.				
<b>Secondary, cumulative or synergistic effects:</b> Likely synergistic benefits will depend on the capacity and technology of the infrastructure, the nature of the services provided (and their knock-on impact on employment, competitiveness, etc.).				

## NATURAL ENVIRONMENT

### CE/28 – Energy

Requires the development to contribute to climate change control and energy conservation measures by incorporating technology to reduce CO<sub>2</sub> emissions by 10% over current threshold levels and a similar proportion of energy requirements to be generated using sustainable energy technology.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	The supporting text also makes it clear the Council envisages renewable energy technology to be incorporated into buildings <u>and</u> to be generated by other facilities within the development. A post consultation change proposes a partnership to deliver sustainable energy solutions which will require early delivery of the appropriate technology. The impact is assumed to build as the development expands, reflecting both the increased deployment of energy-efficient builds and the benefits of sustainable / renewable energy generation.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	See below.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	(Although there is a long-term indirect benefit from reducing climate change impacts.)
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	It is assumed renewable technology can be incorporated into housing and employment sites relatively unobtrusively, but the visual impact of free-standing structures will need to be reviewed and addressed in the site design brief.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Effect neutral provided there is no visual impact of any additional free-standing structures.
3.3. Create places and spaces that look good and work well	+	+	+	As for 3.1, although at present the inclusion of sustainable energy technology meets the condition for high standards of design.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	Clearly beneficial as emission calculations address both direct contribution (CO <sub>2</sub> generation from combustion) and indirect contribution (rate of heat loss). We have separately suggested a slight tightening of the wording of policy on this issue since it currently adopts a target the developers should not have too much difficulty achieving and since it only encourages rather than mandates adoption of these targets. See also objective 1.3.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	Does not strictly address vulnerability; beneficial impacts are subsumed under 4.1.

5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	The initial assessment identified concern about the impact of energy conservation technology on house building costs, while acknowledging some design options can (for example) reduce heat loss with limited cost impact. This issue might have an impact on house costs and therefore arrangements for funding affordable housing, however applying the policy on this scale should help to reduce the unit cost per dwelling of the technology, and some of this cost might also be offset by the sale of surplus energy to the National Grid if additional generation facilities are installed within the urban quarter.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Post consultation change suggests creation of a partnership, presumed to include external bodies or agencies, which would contribute investment.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Clearly a sustainable policy that reflects the requirement for effective action to reduce emissions, and which capitalises on the development to install both energy conservation and generation technology in a large number of new structures. The policy suggests that additional generating facilities may be installed, without making it clear what these might be and where they might be located, and clearly this will need to be defined in parallel with preparation of the site design and design brief.				
<b>Summary of mitigation proposals:</b> We recommend some tightening of the terms since the proposal requires an increase above current thresholds that should be relatively easy to achieve, and it only encourages adoption of these energy saving measures rather than mandating them. We acknowledge that South Cambridgeshire District Council has separately advised us that it considers the proposals strike an appropriate balance between the need to introduce these measures and ensuring they do not act as a disincentive to developers and have to reflect Government guidance that planning policy should not seek to impose stricter requirements than the relevant legislation (in this case the energy efficiency determined by Building Regulations). However policy CE/33 may provide an opportunity to implement this change on a more limited scale.				
<b>Secondary, cumulative or synergistic effects:</b> Again, the policy mentions the possibility of additional energy generation in the development, and it is not clear what proportion of the energy would be sold to the National Grid, and how the income from this would be distributed between site developer and other local facilities, though clearly there is an opportunity to subsidise energy costs locally from this source.				

**CE/29 – Sustainable building methods and materials**

Requires the use of sustainable materials, including recycled aggregates and other resources, wherever feasible, and for these to be sourced locally to limit impacts of transporting them to the site.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	Clearly a strong impact in principle, though actual benefit depends on the availability of suitable materials within a reasonable distance. Within the site the former runway and taxiways, plus airport buildings that will not be preserved are a potential source of hardcore and secondary aggregates. However these materials will not be available for development of the northern part of the site, which will begin before the airport is relocated. However, there will be available material from the redevelopment of hardstandings and buildings from the parts of the North Works which are redeveloped.  Other policies that support include CE/33 (use of construction spoil) and CE/23 (possible re-use of airport buildings for appropriate contemporary purposes).
1.3 Limit water consumption to sustainable levels	~	~	~	Potential adverse impacts of construction on water use and discharge assumed to be addressed by policy CE/33.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Depends on impact of local materials extraction on the area's characteristic habitats, but it is assumed these would be mitigated at source by development controls in the MWDF.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Potential for re-use of airport buildings sensitively for appropriate uses (although these buildings are also a source of secondary materials if they have no heritage value).
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy requires developer to minimise transport impacts relating to movement of materials and workforce access.
4.2 Minimise waste production and support recycling	+	+	+	Involves recycling of materials. Marking might be more positive if there are guaranteed, suitable sources of materials available locally throughout the life of the development.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	

5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Clearly a sustainable policy, the only qualification being the uncertainty about the volume of secondary materials that are available within a reasonable distance – clearly there are substantial areas of tarmac and some buildings of no heritage value that can be used once the airport is relocated.</b>			
<b>Summary of mitigation proposals: None identified.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

### CE/30 – Noise

Gives the Councils discretion to refuse planning applications which pose an unacceptable risk of noise impacts on adjacent land uses which cannot be mitigated.

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

3.3. Create places and spaces that look good and work well	?	?	?	Policy text primarily concerns human impacts. Possibly mention explicitly the impact on green corridor/separation areas to ensure a degree of tranquillity is available.
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Clearly addresses noise impact, which is one of the decision-making criteria for this objective. Construction impacts assumed to be addressed separately by CE/33.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Positive impact in preventing intrusive noise and its impact on peace of mind, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	As for 3.3 (in terms of the quality of space) – this would also apply to the country park.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: A straightforward policy imposing planning controls consistent with current generic planning guidance, and the avoidance of impacts from new developments which would be investigated in an EIA of this site or its main components.</b>				
<b>Summary of mitigation proposals: As the policy text focuses on impacts on sensitive receptor sites occupied by humans, possibly add an additional clause seeking to protect recreational and open space from intrusive noise?</b>				
<b>Secondary, cumulative or synergistic effects: None identified, provided temporary but long-running noise impacts during construction are addressed by policy CE/33.</b>				

### CE/31 – Air quality

Requires development proposals to show there would be no adverse air quality impacts, including indirect ones resulting from additional traffic. The text requires a detailed assessment of impacts prior to redevelopment of the area north of Newmarket Road.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Potential adverse impacts from dust contamination and emissions during construction will need to be addressed through policy CE/33.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Possible impact on green corridors and need to ensure traffic emissions don't detract from its amenity.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	No obvious impacts, though there may be potential impacts on very old listed buildings (deterioration of masonry).
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Is there a potential benefit here? Areas of Cambridge are known for their congestion problems so any local controls to prevent a repetition of this problem would be beneficial.
3.3. Create places and spaces that look good and work well	+	+	+	We would expect air quality to affect residents' satisfaction with their local environment.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	The principal objective of this policy.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Marking may be understated if air quality controls and policy on sustainable transport help to maintain current levels.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Sustainable transport policies neutralise any potentially adverse impact on vehicle access as a result of this policy.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	It is not clear that any potential industrial / commercial land uses would have direct effects (ie. emissions) although this needs to be confirmed once potential uses are better understood.
<b>Summary of assessment:</b> The impact of this policy will be easier to assess once there are more details about the site layout and pattern of land use. Other policies mitigate the impact of traffic within the site where this is related to the new development, however the impact along Newmarket Road in particular will depend on traffic management measures that will need to be coordinated with the City Council.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/32 – Land contamination

Where there is known or suspected contamination of land, development proposals should make provision for investigation, treatment and remediation as necessary.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Neutral in that it is assumed the land would be reused anyway, but the policy establishes appropriate controls.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Marked as neutral although remediation activity helps to reduce lingering contamination and any spread that might occur and affect the surrounding environment.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling				

4.3 Limit or reduce vulnerability to flooding and other climate change impacts				
5.1 Maintain and enhance human health	+++	++	+	Clearly the principal benefit of this policy. Effect is assumed to dwindle as the site is progressively redeveloped, with the greater impact early on with redevelopment of the site North of Newmarket Road where there is at least one site with a PCC licence. Impacts will continue with redevelopment of the hangars and maintenance facilities in the airport.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Fundamentally a procedural policy to ensure appropriate development controls which is nevertheless inherently sustainable and consistent with the Council's obligations under PPS23 Annex 1.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

## SUSTAINABILITY EXEMPLARS

### CE/33 – An exemplar in sustainability

Proposes to use the development to showcase sustainable construction methods and technological solutions to encourage their more widespread deployment in Cambridge East and elsewhere in the Cambridge sub-region. Policy text refers specifically to construction materials and water conservation.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(+)	+	++	Policy refers specifically to sustainable construction, increased use of recycled materials, etc., and also supports this with a requirement for a travel plan for such developments (addresses emissions and fuel consumption). If exemplar programme results in widespread deployment then marking would be need to be increased. The assessment of energy conservation policy CE/26 proposes an increase in the energy efficiency threshold and this could be addressed through these projects.
1.3 Limit water consumption to sustainable levels	(+)	+	++	Texts suggest 25% reduction in consumption required by policy CE/28 could be increased in the exemplar projects.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Potential very long term cumulative benefit from a community based on more sustainable principles?
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	++	Beneficial in its objective of contributing to reduced emissions though impact will be negligible if restricted to exemplar projects.
4.2 Minimise waste production and support recycling	~	~	~	This issue – which requires a radical change in performance – could also be addressed through this programme, though this would require coordination with Cambridgeshire County Council.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Some long-term incremental benefits from contribution to climate change and emissions reduction objectives.
5.1 Maintain and enhance human health	~	~	~	

5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Effect assumed to be neutral provided the technology does not affect house prices. This assumes another agency, not the developer, would provide funding, though this is not clear from the policy text at present.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Infrastructure increasingly appropriate given the UK sustainable development strategy?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Mirrors policy NS/25 for Northstowe in seeking to use a completely new development as a platform to demonstrate the feasibility of sustainable technologies while avoiding the costs and practical problems of retrofitting to established housing or business premises.</b>				
<b>Summary of mitigation proposals: None identified.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## DELIVERING CAMBRIDGE EAST

### CE/34 – Construction strategy

Defines a range of measures to be used to manage construction activities on site to minimise their impact on neighbouring land uses (especially residential areas) and off-site impacts resulting from transportation of materials, dust and water contamination.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Addressed in part. Mentions requirement to retain spoil and other materials on site rather than removing them will reduce plant fuel consumption. Construction methods requirements are consistent with policy CE/29 in providing for recycling.  We have a concern that para. E1.8 appears to imply spoil would be excavated and would have to be spread over an area so that it does not form alien features. This approach appears to add to the activity involved in placing and then re-excavating material, and we question whether temporary spoil storage heaps should be permitted, provided there are suitable controls on their height, lateral spread, and how long they remain.
1.3 Limit water consumption to sustainable levels	?	?	?	Not addressed explicitly. Site activities are potentially large consumers of water and this issue will need to be addressed through a construction strategy.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicit in measures to prevent impacts around the site during construction.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	

4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	<p>Supports emission reduction by encouraging recycling / retention rather than removal of useful materials. Explicit controls are provided to prevent dust, water, noise, light impacts and excessively unsightly site practices.</p> <p>However the arrangements detailed in paras. E1.2 and E1.3 constrain access to the northeastern edge of the site (from the A14 / A1303 Newmarket Road) as the need to avoid impact on adjacent residential areas appears to preclude access from the south and east (vehicles would pass through Teversham and / or Cherry Hinton), southwest (impact on Cambridge inner ring road and housing (east Romsey), west and northwest (Ditton Fields and Fen Ditton). If correct this would clearly affect traffic levels on the A1303 which is congested during the rush hour.</p>
4.2 Minimise waste production and support recycling	+	+	+	Clearly supportive although see comments for policy CE/29.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Potentially neutral. Clause 8 acknowledges need to prevent water contamination, but there are also issues of disruption of natural and artificial drainage during construction that will need to be addressed through a construction strategy. These are likely to be more significant in the core of the site (centred on the runway) and therefore will arise later in the plan period.
5.1 Maintain and enhance human health	+	+	+	Addresses potential local impacts on air, water, noise, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Many sustainability strengths in reiterating the need to maximise recycling of materials and minimise the impacts of site activities and access, both of which will affect the surrounding area over a sustained period due to the extended development timescale.

**Summary of mitigation proposals:** We have identified two potential concerns. First, access proposals that avoid residential areas imply it is only feasible from the A1303 Newmarket Road at the northeast end of the site, and this suggests site traffic could add to rush hour congestion. Second, proposals that construction spoil should not be stored in heaps prior to re-use on site appears to complicate the process of storing and then re-excavating the materials. We propose that this form of storage should be permitted, subject to controls on the height, lateral spread (which will also be subject to safety policy) and duration of storage.

The assessment (and that of policy CE/26) identifies other issues such as the need to carefully plan site drainage so that permanent features are installed early, and so that site access routes, etc., do not interfere with natural drainage across the site. Para. A.9 of the plan identifies the need for a number of strategies for managing the delivery of the urban quarter, and we assume that this will include a more specific construction strategy which can be drawn up once initial master planning is complete and more is known about the layout and sequence of developments

**Secondary, cumulative or synergistic effects:** Most construction activities have temporary – and in some cases cumulative – impacts, which will be particularly significant at Cambridge East because work is scheduled to begin in 2006/7 north of Newmarket Road, and will continue for at least 10 years thereafter on other parts of the site. The construction strategy above will be essential for managing the mitigation of traffic, noise, air, etc., impacts over this period, and it will also need to be reviewed periodically.

### CE/35 – Strategic landscaping

Requires the developer(s) to plant vegetation screens at the start of each phase of development and to maintain the stock over a 10 year period.

Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Positive provided the vegetation is /are locally prevalent species. Specific priorities are screening along the western of the land north of Newmarket Road (screening for houses along Ditton Lane and the southern edge of Fen Ditton).  The sustainability score for this objective was increased in the light of post-consultation change which made explicit the need to avoid impacts on biodiversity, rights of way and green space.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	See second comment against previous objective.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Assessment may be a little generous as the policy focuses on early delivery of landscaping as a visual mitigation measure, although clearly it has a lasting benefit.

3.3. Create places and spaces that look good and work well	~	~	~	(Does not meet any of the specified decision-making criteria but implicitly it contributes, complementing 3.2.)
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	No obvious impacts although plant root systems will assist soil stabilisation in areas where landscaping involves new soil as well as vegetational screens.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Indirect effects in terms of limiting visual intrusion and possibly providing a barrier in some areas to wind-blown dust.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Original assessment of a long-term contribution superseded by benefits from maintaining access during construction phase.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(+)	Post-consultation revision added requirement for a monitoring strategy which should help to support the sub-objective of provision of key infrastructure (and coordinate timing of its delivery).
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Little to comment on as strategic landscaping aims to mitigate visual impacts of development while also providing a lasting asset on the site which will contribute to the quality of the open space in the urban quarter.				
<b>Summary of mitigation proposals:</b> None identified.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

**CE/36 – Management of services, facilities, landscape and infrastructure**

Requires the developer(s) to submit strategies for the management of all local infrastructure, ideally proposing a straightforward approach, which is funded appropriately, monitored regularly, and the support of the local community.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	Requires public involvement, though the management strategies will presumably precede development and therefore it is not clear how the proposals can guarantee the support of the (eventual) residents. We assume these will be provisional proposals, possibly based on best practice or comparable development elsewhere.
7.1 Help people gain access to satisfying work appropriate to skills, potential and	~	~	~	

location				
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Supportive in the long-term.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	As for 7.2, since effective management will ensure infrastructure provides appropriate and cost-effective support to the local economy (not to mention residents).
<b>Summary of assessment: A straightforward policy which aims to establish management procedures ensuring the long-term, cost-effective management of all local infrastructure.</b>				
<b>Summary of mitigation proposals: As the strategy needs to be defined before planning permission is granted, it could be made clearer how the Councils expects the developers to canvass local opinion on proposed management approaches, possibly 1-2 years before the first properties are occupied.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

### CE/37 – Timing / order of service provision

Requires the developer(s) to prepare a schedule for delivering services, facilities and infrastructure coordinated with completion of dwellings or other milestones.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	+	++	+++	Clearly essential otherwise housing will be unserved by local amenities, etc., out-of-quarter commuting habits will be established and there will be a knock-on effect on other policies, notably sustainable transport.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Knock-on effects on commuting as summarised above.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Implicit contribution because phased local facilities are more likely to encourage people to

				walk or cycle.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Do the extra facilities help to give the quarter well-populated feel? Some will provide community interaction which can counteract this problem.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	A component of the infrastructure therefore must be beneficial.
6.1 Improve the quality, range and accessibility of services and facilities	++	++(+)	+++	Obvious benefit which grows as the range of facilities expands with the quarter.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	See comments for 5.2.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Must be scaled with growth as infrastructure supports any local employment that is created.
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	The principal objective of this policy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Supports business development on a local scale.
<b>Summary of assessment: Not so much sustainable as essential. See comments under secondary, etc. effects below.</b>				
<b>Summary of mitigation proposals: None identified.</b>				
<b>Secondary, cumulative or synergistic effects: The principal secondary cumulative impact to be avoided is failing to provide enough local facilities at the appropriate time, which will undermine at aim of creating a socially cohesive community from the outset (on any scale) and which will leave residents with no choice to look for entertainment, shops, jobs, etc. outside the quarter, undermining its intended role as a district centre drawing people toward it.</b>				

### CE/38 – Cambridge airport safety zone

Precludes development within the recently-declared zone if this is likely to increase the density of occupancy of the land, whether as a result of employment or residence.

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

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	In principle supportive although it does not specifically address the decision-making criteria in the SA Framework.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Potentially beneficial if it means open space can be provided in the vicinity of the airport, and that this is not occupied by large numbers of people.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Effect neutral provided it does not prevent establishment of new employment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	As for 7.1.
<b>Summary of assessment:</b> Policy is consistent with Department for Transport policy. However a small area at the south east edge of the land north of Newmarket Road lies within the PSZ and therefore might be developed while the airport is still operational. It is not evident from the concept diagram what land use is proposed for this part of the site, and would have to be taken into account in the masterplanning of the area. The corresponding southern end of the site will not be developed until aviation activities have moved.				
<b>Summary of mitigation proposals:</b> See above.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### CE/39 – Phasing north of Cherry Hinton

Proposes the early development of an area southeast of the airport runway (which would continue to operate in the interim) and the northern edge of Cherry Hinton in order to bring forward an extra 800 dwellings, possibly rising to 2000 subject to further assessment of feasibility. The policy acknowledges the uncertainty about the timing of relocation of the airport, and the need to consider noise and other impacts on the desirability of bringing forward development at an early stage.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(-)	(-)	(-)	Much of the land for this part of the development appears to occupy open farmland. This represents a negative impact in absolute terms, although the requirements of and preparatory work for the Structure Plan and adopted Local Plan mean this represents the most sustainable local location and the relative impact is therefore negligible.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	(--)	Same issue of relative / absolute impacts as for 1.2. in terms of the impact of additional dwellings on energy consumption.
1.3 Limit water consumption to sustainable levels	~	(-)	(--)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Will involve loss of open land but it is not possible at this time to determine its biodiversity value. This area will have some open spaces and there will be compensatory space in the green corridor and separation to the north.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	+	Area is adjacent to green corridor and green separation but these will not be accessible until the airport has been relocated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	No indication of listed structures in this area.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Assumed to be addressed in the site design guide.
3.3. Create places and spaces that look good and work well	~	~	~	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	~	The policy acknowledges occupants of the first dwellings could be subject to noise and air quality impacts as the airport continues to operate, although it is possible the level of activity may decline once it is known if and when relocation will occur. This issue suggests development could only be considered in the eastern half of the area to the south of the green separation, which would be roughly the same distance from the operational runway as houses at the west end of Teversham. However this suggests that temporary screening would be needed to mitigate visual, noise and other impacts, which would be removed once the rest of this area is developed. Local monitoring will be necessary to determine whether this policy would breach the guidance in PPG24, and policy CE/30.  Early occupants would also be subject to a longer period of potential disturbance from construction noise, which would have to be addressed through the construction strategy.
4.2 Minimise waste production and support recycling	~	(-)	(--)	As for 1.1, etc.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	The South Cambridgeshire SFRA maps show a small area of 100-year flood risk along the line of Drain 198 which will require mitigation whenever development occurs.
5.1 Maintain and enhance human health	(-)	(-)	~	Principal impacts are likely to be noise and air quality due to proximity to the airport, with

				continuing disturbance possible from construction activity on the western part of the site once the airport has relocated. Comments under 4.1 above also apply to this objective.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	+	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	-	-	?	Early occupants will not be able to access local services as the District Centre of the quarter cannot be built until the airport has been relocated. The policy text acknowledges that shopping behaviour may be hard to adjust once it has become entrenched and this suggests the early residents may have to use facilities away from the quarter (eg. the group of supermarkets at two sites on Coldham's Lane and facilities on the edge of Cherry Hinton / Fulbourn).
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+(+)	++	Bringing forward housing provision will help to address the shortfall noted in the Scoping Report.
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Development of this part of the site should include appropriate community facilities from an early stage, regardless of the timing relative to relocation of the airport, to ensure residents do not feel distanced from the rest of the quarter beyond the green corridor.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Does not address this objective specifically, however any local employment resulting from this development is assumed to be located north of the green corridor and would not be available for some time. Therefore it appears early occupants would have to look for work elsewhere in Cambridge, and therefore early development of this part of the site must be accompanied by good public transport links. This need is acknowledged in the supporting text.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Not clear at this stage what school facilities would be provided.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<p><b>Summary of assessment:</b> The rationale for bringing forward this part of the development is assumed to be driven by the need to maintain house building targets and proceed as quickly as possible with Cambridge East subject to uncertainty about the long-term use of the airport site. It will be necessary to undertake monitoring to determine whether early development would expose new residents to levels of noise and other impacts from the airport which contravene requirements of PPG14 and Cambridge East policy CE/30, and such assessment must also recognise the potential cumulative impact of disturbance from the airport and any other local construction activity. A longer-term concern is the impact of early development on the cohesion of the urban quarter. The southern part will be separated from the north by the green corridor, and the key parts of the north which benefit southern residents (ie. the district centre and employment land uses) cannot be redeveloped until the airport activities have moved. Consequently there is a risk that early occupants of the south will look outside the quarter for employment, shopping and entertainment and that, as the policy acknowledges, it will be difficult to encourage them to re-align shopping and other habits once the northern sector is complete.</p>				

**Summary of mitigation proposals:** The concept diagram shows a single Local Centre serving the area north of Newmarket Road, recognising this sector will be built first, some time before the District Centre can be built. This policy appears to propose a similar approach to the southern sector, with a later start date, but still constrained by the continued use of much of the site by the airport. The AAP for Northstowe proposes a District Centre and five Local Centres for a community of 8000 homes (once complete), whereas Cambridge East will be 50% larger. This raises the issue of whether it would be appropriate to include a Local Centre in this southern sector regardless of when it is developed, linking it to the District Centre and employment areas using a public transport shuttle bus as at Northstowe. Before the District Centre and this link is complete, the Local Centre could provide a focus for social activity as well as local shopping, preventing the early residents from becoming used to commuting to Coldham's Lane or other nearby retail areas. Added to this it will be necessary to provide good public transport links integrated with those serving employment centres in the rest of the city as this part of the development appears to have no local employment other than that which would be provided in the Local Centre (ie. retailing and other services). This need is acknowledged by the current policy.

**Secondary, cumulative or synergistic effects:** As indicated above, the principal concerns are the cumulative effect of noise and other impacts on early occupants of the site, and it will be necessary to monitor levels at the airport before a decision is taken to re-schedule development of this area. Part of this cumulative impact will arise from other construction activity which will persist after the airport activities have moved, and this will need to be mitigated by basic construction management processes to be detailed in a construction strategy, and by local remediation measures including the strategic landscaping covered by policy CE/35.

## PLANNING OBLIGATIONS AND CONDITIONS

### **CE/40 – Infrastructure Provision.**

Policy deals with the types of development where developer contributions may be required for improved infrastructure provision

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> . Policy is procedural and is a statement of intent. It is unlikely that the requirement for planning obligations will become a limiting factor in securing development opportunities, therefore it is not considered necessary to assess the policy in terms of conformity with sustainability objectives. Policy states that the 'standards and formulae' will be contained within a supplementary planning document, which may be more appropriate for assessment.			
<b>Summary of mitigation proposals:</b> . None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			