



## **Local Development Framework Cambridge East Area Action Plan**

### **Sustainability Appraisal / Strategic Environmental Assessment Adoption Statement**

#### **Introduction**

South Cambridgeshire District Council and Cambridge City Council adopted the Local Development Framework (LDF) Cambridge East Area Action Plan (AAP) on 21 February 2008.

This statement has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), which require a statement to be produced on adoption of a plan or programme, to detail:

1. How environmental considerations have been integrated into the plan or programme;
2. How the Environmental Report has been taken into account;
3. How opinions expressed through public consultation have been taken into account;
4. The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with;
5. The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Planning Policy Statement 12 widens these considerations from environmental, to broader sustainability issues, so that this statement provides information on the wider sustainability appraisal process.

This statement examines each of these points in turn.

# **1. How sustainability considerations have been integrated into the plan**

The LDF aims to improve the overall quality of life for residents of South Cambridgeshire and Cambridge City in a way, which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues is at the heart of the plan and will be closely related to the national strategy for sustainable development, which has four objectives:

- Social progress which recognises the needs of everyone;
- Effective protection and enhancement of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

## **Policy Context**

The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies require local interpretation, a great number do not.

The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to the planning of development, with much of the development concentrated in and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and in a new town beyond the outer boundary of the Green Belt.

RPG6 informs the strategy in the Cambridgeshire and Peterborough Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy for the East of England. Whilst under the terms of the new plan making system the LDF must be in general conformity with RPG6, in the circumstances of the Cambridge Area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS is proposing divergent emerging policies on the development strategy for the sub-region relative to those set out in the current RPG and the 2003 Structure Plan.

The East of England Regional Spatial Strategy (RSS) will replace the Cambridgeshire and Peterborough Structure Plan when it is published in its final form by the Secretary of State. A number of Structure Plan policies have been 'saved', and therefore remain valid after 28 September 2007, under the transitional provisions of the Planning and Compulsory Purchase Act 2004.

## **Cambridge East Area Action Plan Policy Approach**

The Cambridge East AAP sets out the principles that need to be taken into account in planning the new urban extension so that the special qualities of the area remain, and to achieve an attractive, high quality sustainable place where people want to live, work and relax.

### *Vision and Development Principles*

The Vision and Development Principles chapter draws together the Vision for the creation of a sustainable vibrant new urban quarter with a distinctive identity, and the issues that need to be considered in determining planning applications in order to achieve sustainable development. This includes a requirement for a Masterplan to ensure new development respects its surroundings and is built to a high quality of design, makes provision for all necessary infrastructure to serve the development and uses sustainable methods of construction.

### *The Site and Its Setting*

The Site and its Setting chapter details the extent of the site for Cambridge East. It details the revisions to the boundary of the Cambridge Green Belt to accommodate development during the plan period, and safeguards land for development beyond 2016.

### *The Urban Quarter at Cambridge East*

The Urban Quarter at Cambridge East chapter draws together all aspects concerning the built form of the new urban quarter and the landscape treatment within and on the edge of the town. It provides detail on the location, form and function of the District Centre, and the form of local centres, to include a mix of uses to cater for day-to-day needs of residents. The housing section includes requirements for a mix of house types to meet local needs, including affordable housing. Employment, community, leisure, recreation, arts and cultural facilities will be provided to assist with the creation of a balanced community. The new urban quarter will be served by High Quality Public Transport, including a Guided Bus link to the city, and a network of walking and cycling routes to provide a high quality alternative to the car. The town will respect and enhance natural resources, biodiversity and historic resources, and will be an exemplar in sustainability, minimising the use of resources such as water and energy, whilst maximising opportunities for the use of sustainable energy sources.

### *Delivering Cambridge East*

The Delivering Cambridge East chapter deals with all aspects of the delivery of the new urban quarter, through sustainable construction methods and making use of existing resources on site, as well as the build rate and timing of landscape and service provision. The chapter draws together the planning obligations and conditions to ensure the funding of services, facilities and infrastructure, including the longer term requirements for the management of services, facilities, landscape and

infrastructure. The Cambridge East AAP also includes a series of indicators that will be monitored through the District and City Councils' LDF Annual Monitoring Reports. The impact of the plan can therefore be monitored.

## **2. How the Sustainability Appraisal had been taken into account**

The Sustainability Appraisal has contributed to plan development by providing an independent assessment of the sustainability of the Councils' proposed options and policies as they were developed. It demonstrates that sustainability considerations have been incorporated into the development of the AAP from an early stage, and provides a formal statement and audit trail of the assessment.

The Sustainability Report is a key output of the plan preparation process. It reflected and supported the draft plan on which formal public consultation and participation was carried out. Appraisals of the South Cambridgeshire Core Strategy DPD, Development Control Policies DPD, and Site Specific Policies DPD in combination and Northstowe, and Southern Fringe Area Action Plans were submitted in parallel, which had the advantage of providing an even greater level of detailed analysis of the impact of policies in the Cambridge East AAP.

The process began with preparation of Sustainability Appraisal Scoping Reports. These formed a useful part of the evidence base for the early stages of plan preparation. It provided information on other relevant plans and strategies, from European to local level, and analysed which objectives and requirements were relevant to the preparation of the Local Development Frameworks.

The information gathered was used to create a set of sustainability objectives, which could be used to test emerging options and policies. A consistency matrix was used to test any tensions between these objectives. A set of indicators was also created, to provide evidence on the current state of the environment, as well as social and economic factors. These indicators were tested against other geographical areas to provide a comparison. This helped to identify priorities for South Cambridgeshire and Cambridge and any existing problems. It also highlighted policy issues that should be explored.

The key sustainability issues identified in the Scoping Reports influenced the development of plan policies and objectives. Section 6.2, and Appendix 8, of the Final Sustainability Report specifically analyses the impact of policies on these wider sustainability issues. The objectives of the draft plan were tested against the sustainability objectives, through the Initial Sustainability Report. This provided information to the Councils and representors on the compatibility between plan objectives and sustainability objectives.

The significant effects of the options, and subsequent policies, were analysed against the sustainability objectives, which provided information on their economic, social and environmental impact. Analysis included the scale and nature of the impact,

cumulative, secondary and synergistic impacts. Both detailed testing matrices, and written summaries were included in the Final Sustainability Appraisal Report. This provided useful information to both representors and the Inspectors on the impacts of the policies of the plan.

The analysis of the impacts of the plan proposals also indicated opportunities to improve the sustainability of the plan, and indicate mitigation measures. The measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environment, as well as social and economic objectives, are summarised in Appendix 5 of the Final Sustainability Report. A number of changes were made to plan options, and subsequently plan policies, as a result of the analysis in both the initial and the draft final, and the Final Sustainability Appraisal Reports.

### **3. How consultation taken into account (draft plan and the Environmental Report)**

In this statement the Councils are required to detail how opinions expressed in response to consultation have been taken into account.

#### **Key Environmental Bodies**

The Strategic Environmental Assessment Directive requires that authorities referred to in Article 6 (3) shall be consulted when deciding on the scope and level of detail of the information, which must be included in the Environmental Report. In England, the key bodies are the Environment Agency, English Heritage, Natural England (formerly English Nature) and the Countryside Agency.

Consultation on a draft of the South Cambridgeshire Sustainability Appraisal Scoping Report with these key bodies was carried out in June 2004. The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues / problems. A report on the outcome of these consultations is included in Appendix 7 of the South Cambridgeshire Scoping Report. The consultation resulted in a number of changes, including changes to the sustainability objectives and questions, new issues for the area being identified, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

Consultation on a draft of Cambridge City Council's Sustainability Appraisal Scoping Report was carried out in January 2005. The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators baseline assessment and issues / problems. A report on the outcome of these consultations is included in Appendix 5 of the Cambridge City Council Scoping Report (2005). The consultation resulted in a number of changes, including changes to the sustainability objectives and questions, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

## **Public Participation**

The Strategic Environmental Assessment Directive requires early and effective opportunity within appropriate time frames for people to express their opinion on the draft plan or programme and the accompanying Environmental Report before the adoption of the plan or programme or its submission to the legislative procedure. The Councils undertook a programme of public participation on the plan and its Sustainability Appraisal prior to submission to the Secretary of State. Full details can be found in the 'Statement of Statutory Bodies Consultation and Pre-Submission Public Participation (REGULATION 28 STATEMENT)', available to view on the District Council's website.

## **Consultation under Regulation 25**

### *Statutory Bodies Consultation*

The Councils carried out an initial consultation with statutory bodies on all the matters which would be covered by the DPDs, as required under the new system of plan making, to ensure that it was aware, at an early stage of any programmes and plans that would affect the LDF. This took place under the "jumping the gun" regulations, in the lead up to the new system of plan making which did not come into force until September 2004. The consultation took the form of a letter highlighting general issues relating to the proposed Development Plan Documents, and seeking comments on issues that should be considered. The responses received were taken into account in preparing the Preferred Options Reports. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

### *Preferred Options*

Public consultation at this stage provided the public the opportunity to participate on options, before the decision was made on the preferred approach.

Initial Sustainability Appraisal Reports were included as annexes to the Preferred Options Reports. Whilst no representations were received specifically on the initial appraisal of the Cambridge East AAP, a total of 1,524 representations were submitted to the Cambridge East AAP. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

A consultation draft South Cambridgeshire Sustainability Appraisal Scoping Report was also included in the public participation at the Preferred Options stage of the LDF preparation. This also included consultation with a wide range of statutory bodies. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period. During this period, over 6,000 representations were received, 30 of which specifically related to the Scoping Report. A report on the outcome of the public participation is included in Appendix 8 of the South Cambridgeshire Sustainability Appraisal Scoping Report. The consultation

resulted in a number of changes to the scoping report, including changes to the sustainability objectives and questions, new issues for the area being identified, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

### **Consultation under Regulation 26**

The Pre-Submission Public Participation DPDs, together with the draft Final Sustainability Reports allowed the public to consider the Councils' reasons for selecting their preferred options in the context of a compliant environmental report and to seek to persuade the Councils to opt for another, different approach. A single set of proposals, in the form of the pre-submission DPDs, allowed consideration of a holistic view in the draft final Sustainability Report and for the assessment of cumulative and synergistic effects. It included an outline of the process of selecting and rejecting options.

No representations were received in relation to the Cambridge East AAP appraisal. A further 449 representations specifically related to the Cambridge East AAP. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

The South Cambridgeshire Sustainability Appraisal Scoping Report was also subject to further public participation at the Pre-Submission Public Participation stage. 11 representations specifically related to the scoping report. A schedule of responses is included in the South Cambridgeshire Sustainability Appraisal Scoping Report 2006. The majority of representations related to health issues. Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Sustainability Appraisal. They include additional details from additional plans and strategies relating to health issues. The Cambridge City Sustainability Appraisal Scoping Report was also subject to public participation at the Pre Submission Public Participation stage. No representations were received.

### **Submission**

On submission of the AAP, accompanied by the Final Sustainability Report, a further 592 representations were received, which were considered by independent Inspectors through the Examination process.

## **4. Reasons for choosing the document as adopted in light of other reasonable alternatives.**

The Environmental Assessment of Plans and Programmes Regulations 2004 (12) (2) requires environmental reports to examine reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

This statement is required to set out the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with.

PPS12 makes clear that full regard should be had to the chain of conformity to avoid duplication of assessment. RPG6 and the Cambridgeshire Structure Plan provide a very clear strategy. This limited the number of available reasonable alternatives, as non-conformity with the clearly established strategy in a recently adopted higher order plan would make an alternative unreasonable. The Structure Plan was subject to Sustainability Appraisal.

The appraisal of alternatives is documented in the Final Sustainability Report. Appendix 2 of the report details the options selection process, and sets out why certain options were not considered reasonable. The preferred options reports included a number of options, each of which were appraised through the initial appraisal reports, to assist decision making of both the Councils, and to inform representors. This process is also captured in Chapter 5 of the Final Sustainability Report. Sustainability Appraisal involves testing each reasonable plan option against the SA Framework to determine their performance in sustainability terms. The process is fully documented, including the reasons for eliminating options.

Following Examination of the DPD, the binding Inspector's Report states that, 'Alongside the preparation of the DPD, it is clear that the Councils have carried out a parallel process of sustainability appraisal. The changes I have specified in this binding report are made only where there is a clear need to amend the document in light of the tests of soundness in PPS12. None of these changes should materially alter the substance of the overall plan and its policies, or undermine the sustainability appraisal and participatory processes already undertaken.'

## **5. Monitoring**

The Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to set out the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Details of the monitoring measures envisaged are summarised in Appendix 4 of the Final Sustainability Report.

The indicators created in the Sustainability Appraisal Scoping Report, will continue to be monitored annually. They have been utilised as 'significant effect indicators', to be collated in the LDF Annual Monitoring Report. This report includes an analysis of the implications of the results, and should a need arise a review of LDF documents could be triggered by this information.

The Councils' Annual Monitoring Reports are available to view on the Councils' websites.



## **Appendix 1: Extract From 'Statement of Statutory Bodies Consultation and Pre-Submission Public Participation (REGULATION 28 STATEMENT)'**

### **7. Sustainability Appraisal Scoping Report**

#### **Statutory Bodies Consultation on Draft South Cambridgeshire Sustainability Appraisal Scoping Report**

- Consultation with statutory bodies took place in June 2004.
- Key agencies that have environmental, social or economic responsibilities (the Environment Agency, English Nature, English Heritage, and the Countryside Agency).
- All four bodies responded.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues/problems. Additional Sustainability Objectives, decision making criteria, and monitoring indicators suggested. A number of local sustainability issues raised, including historic environments, water and drainage, and biodiversity.
- How were issues addressed: Changes were made prior to publication of the Consultation Draft Scoping Report. They include additional Sustainability Objectives, decision making criteria, and monitoring indicators.

#### **Statutory Bodies Consultation on Draft Cambridge City Council Sustainability Appraisal Scoping Report**

- Consultation with statutory bodies and a number of other Consultees took place in January 2005;
- Key agencies that have environmental, social or economic responsibilities (the Environment Agency, English Nature, English Heritage, and the Countryside Agency).
- All four bodies responded;
- Additional Consultees included Cambridgeshire County Council, The Government Office for the East of England, and the City Council's Sustainable City Reference Group.
- A schedule of responses is included in Appendix 5 of the Cambridge City Sustainability Appraisal Scoping Report 2005, and is available to view on the City Council's website ([www.cambridge.gov.uk](http://www.cambridge.gov.uk));
- Summary of main issues raised: The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues/problems. Additional Sustainability Objectives, decision making criteria, and monitoring indicators suggested.

- How were issues addressed: Changes were made prior to publication of the Final Scoping Report (March 2005). They include amendments to the Sustainability Objectives, decision making criteria, and monitoring indicators.

### **Consultation Draft South Cambridgeshire Sustainability Appraisal Scoping Report**

- Public consultation took place during a 6 week period from Friday 1 October 2004 to 12 noon on Friday 12 November 2004 (alongside Preferred Options Reports).
- 30 representations specifically related to the scoping report.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: A wide variety of issues were raised, ranging from transport, landscape, to health.
- How were issues addressed: Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Draft Sustainability Appraisal. They include additional Sustainability Objectives, decision making criteria, and monitoring indicators.

### **South Cambridgeshire Sustainability Appraisal Scoping Report**

As part of the Draft Final Sustainability Reports for the six Development Plan Documents, the Sustainability Appraisal Scoping Report was subject to further public participation at the Pre-Submission Public Participation stage.

- Consultation took place in a 6 week period from Friday 17 June 2005 to 12 noon on Friday 29 July 2005.
- 11 representations specifically related to the scoping report.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: The majority of representations related to health issues.
- How were issues addressed: Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Draft Sustainability Appraisal. They include additional details from additional plans and strategies relating to health issues.

### **Sustainability Appraisal Scoping Report: Cambridge City**

As part of the Draft Final Sustainability Report for the Cambridge East Area Action Plan, the Cambridge City Sustainability Appraisal Scoping Report was subject to public participation at the Pre Submission Public Participation stage.

- Consultation took place during a 6 week period from Friday 17 June 2005 to 12 noon on Friday 29 July 2005.
- No representations were received.

## 8. Initial Sustainability Reports

The Initial Sustainability Appraisal Reports were included as annexes to the Preferred Options Reports. Each option was subject to testing against the Sustainability Appraisal objectives created through the Scoping Report. The Initial Appraisal reports provided a summary of results, and provided valuable supporting information when considering options. Detailed background tables supporting the appraisal of each option are available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

### Cambridge East Area Action Plan

No representations specifically related to the Initial Appraisal.

## 9. Draft Final Sustainability Reports

The Draft Final Sustainability Reports meet the requirements for sustainability appraisal and strategic environmental assessment.

They were published for public participation alongside the Pre-Submission Public Participation Draft Development Plan Documents.

## 5. Cambridge East Area Action Plan

### 5.A Statutory Bodies Consultation

- A total of 69 representations specifically related to the Cambridge East Area Action Plan.
- A schedule of responses is available to view on the Councils' websites ([www.scambs.gov.uk](http://www.scambs.gov.uk)) and ([www.cambridge.gov.uk](http://www.cambridge.gov.uk)).

#### Summary of main issues raised:

- Representations highlighted the need to create a viable and sustainable new community.
- Concerns were raised about the size of the development proposed and how it would relate to the surrounding area.
- Concerns were raised about the traffic generated by Cambridge East, and the infrastructure required to accommodate it.
- Representations made clear the infrastructure, services and facilities a new development of this scale would require.

#### How were issues addressed:

- Issues raised were considered when the Preferred Options Reports were drafted.

## 5.B Preferred Options Report

- A total of 1515 representations were received.
- A schedule of representations, officers responses and recommended changes to plan is available to view on the District Council's website together with the minutes of the meeting recording the Council's decisions ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

### Summary of main issues raised:

A wide variety of representations were received. Some of the main themes of representations were:

- The vision for Cambridge East drew the largest single number of representations, in broad terms representations fell into two groups: Those objecting to the loss of Marshall Aerospace and Cambridge Airport and those opposed to the relocation of Marshall Aerospace to the Imperial War Museum site at Duxford.
- On the green belt, some representations favoured retaining the site within the green belt, and others favoured reviewing the boundary in the AAP.
- Whilst there was some support for the boundaries of phase one, there were also concerns about separation from villages being maintained. Of the two options proposed for the existing car show rooms, the option to retain the existing uses received the most support.
- The preferred options report included two options for the Cambridge east site. There was some support for the preferred option, but also some objection, mainly based on the scale of development proposed.
- There was general support for options on meeting recreational needs. Representations also emphasised the need to maintain separation from surrounding villages.
- There was general support for the district centre's location, role and function.
- Two options were put forward with regard to housing density, the higher option received most objection, but there was concerns raised both about achieving efficient use of land, and that building at very high densities may create social problems.
- Concerns were raised over requiring a high proportion of affordable housing, and also about relying on individual districts policies in joint plan documents.
- Support was received for the preferred approach to employment, that provision be limited to ensure adequate provision for jobs whilst not undermining the objective for the urban quarter to be housing led in order to rectify the current imbalance in the Cambridge area.
- There was general support for the options on providing services and facilities. Concerns were raised about locating the secondary school at the District Centre.
- Concerns were raised with regard to transport, and whether the road network could cope with the additional traffic.
- The preferred options report included 3 options for orbital routes. There was a mixed response to all three, with concerns raised about the volume of traffic generated, but also the impact of additional roads on the environment.

- Approaches to public transport were supported although concerns were raised about the impact on the local environment. There were some calls for the park & ride to remain in the current location.
- There was a high level of support for the approach to landscaping and biodiversity at Cambridge East. The options on recreation needs were generally supported, although there were calls for a children's play strategy as well as one for formal sports provision. There was general support for the creation of a country park associated with the development of Cambridge East. Of the three options included in the area action plan, the majority supported the preferred option of north of Teversham.
- The preferred approach to the use of surface water drainage features as key design features in the development received general support.

#### **How were issues addressed:**

In the majority of cases the preferred approaches were developed into policies in the Pre Submission Public Participation Draft AAP. A significant number of changes to the approach to drafting the Pre-Submission Area Action Plan were agreed. They include:

- Added additional development principles.
- 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.
- Define the Green Belt boundary through the AAP, with the potential to refine it in a later review. The eastern boundary of the Green Belt north of Newmarket Road defined to follow the hedge and ditch field boundary running south from Honey Hill to Newmarket Road. Exclude the green corridor from the development area.
- Revised the eastern site boundary north of Newmarket Road to follow the ditch/hedge line to west of Airport Way roundabout, consistent with the Green Belt boundary; exclude the green corridor; exclude existing housing south of Newmarket Road.
- A combination of Options CE17 and CE18 taken forward in the Area Action Plan with a target for "average density in the order of 75 dph", but requiring "at least 50 dph" across the development as a whole. The policy also requires 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.
- Included a single policy on affordable housing in the AAP rather than relying on each authorities district wide plans.
- Policy to locate the secondary school at a local centre rather than the District Centre.
- Included access to Newmarket Road at two points both north and south.
- Pursued preferred approach to road access subject to the following amendments: access to Airport Way to be only at the Gazelle Way roundabout; access to Barnwell Road to avoid crossing the Local Nature Reserve and otherwise to minimise the impact on the reserve.
- Included car parking standards at Redeposit Draft Cambridge Local Plan levels.

- Included Grampian style conditions linking development to improvements to the A14.
- Required no change to current junctions at Ditton Lane and Quy in relation to development north of Newmarket Road.
- Included a statement concerning the need to minimise and mitigate the environmental impacts of the public transport routes.
- Required a Children's play provision strategy for Cambridge East.
- Specified that a flood risk assessment will be required for the whole site.

### **5.C Pre-Submission Public Participation**

- Around 450 representations were received during the Pre-Submission public participation period to the Cambridge East AAP. Of these, approaching 30% were in support.
- A schedule of representations, officers responses and recommended changes to plan is available to view on the District Council's website together with the minutes of the meeting recording the Council's decisions ([www.scambs.gov.uk](http://www.scambs.gov.uk)) and ([www.cambridge.gov.uk](http://www.cambridge.gov.uk)).

A wide variety of representations were received. Some of the main themes of representations were:

- Doubts over whether Cambridge East can deliver the dwellings required in the Cambridge Area on time.
- The width of the Green Corridor is challenged as being too great.
- The width of Green Separation with Teversham village is challenged as being insufficient to prevent coalescence.
- The affordable housing target is too high.
- Objection to any further accesses on to the A14.
- Planning obligations requirements may go beyond the terms of Circular 05/2005
- The plan should include reference to the Strategic Open Space standard prepared by the County Council.
- Include greater flexibility in policies on management of water bodies, as it could include more than one management body.
- The requirement for 25% water conservation lies outside the scope of the planning system.
- The AAP should include greater detail on implementation and monitoring.

#### **How were issues addressed:**

A number of changes were for the Submission AAP, some of the more significant changes include:

- Added requirement that sufficient highway capacity is available in the A14 corridor throughout the development of Cambridge East
- Included reference to strategic open space standard.
- The requirement for a single body to manage water courses amended to instead set the requirements for any body or bodies, such as the need for public accountability and sufficient powers, funding, resources, expertise and integrated management to be secured by legal agreement.
- Removed reference to 25% water conservation target.

- The scope of the energy conservation policy amended to delete aspects outside the scope of the planning system.
- New chapter on delivery of the AAP which sets out the mechanisms for implementing the AAP and includes a housing trajectory, a requirement of the new plan making system which forecasts the rate of delivery of the development.
- New chapter on monitoring the AAP which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of Cambridge East.