

## CONTENTS

CONTENTS.....	1
STRATEGY POLICIES .....	3
ST/1 – Housing provision .....	3
ST/2 – Reusing previously developed land and buildings .....	5
ST/3 – Rural Centres .....	7
ST/4 – Minor rural centres .....	10
ST/5 – Group villages .....	12
ST/6 – Infill villages .....	14
ST/7 – Phasing of housing land .....	16
ST/8 – Plan, monitor, manage.....	18
DEVELOPMENT PRINCIPLES POLICIES .....	20
DP/1 – Infrastructure and new developments .....	20
DP/2 – Sustainable development .....	22
DP/3 – Design of new development .....	23
DP/4 – Development criteria .....	25
DP/5 – Cumulative development.....	27
DP/6 – Construction methods .....	29
DP/7 – Urban frameworks .....	31
DP/8 – Village frameworks .....	33
SITE SPECIFIC POLICIES .....	35
SP/1 – Housing allocations in rural areas – explanatory notes .....	35
SP/1a – Impington, North of Impington Lane .....	36
SP/1d – Waterbeach – North of Bannold Road .....	37
SP/1e – Willingham, South of Berrycroft and East of Balland Field .....	39
SP/1f – Willingham, West of High Street and North of Over Road.....	41
SP/1h – Highfields Caldecote .....	42

SP/1k – Girton, North of Thornton Road.....	44
SP/1m – Longstanton, North of Over Road.....	46
SP/1r – Papworth Everard – East of Ermine Street South.....	49
SP/1t – Papworth Everard – West of Ermine Street South.....	52
SP/2 – Cambridge Northern Fringe West.....	55
SP/3 – Cambridge Northern Fringe East: Chesterton Sidings.....	58
SP/4 – Allocations for class B1 employment uses.....	61
SP/5 – Allocations for class B1 and B2 employment uses.....	64
SP/6 – West of St Mary’s church, Gamlingay.....	67
SP/7 – Allocations for open space.....	69
SP/8 – Character of village centres.....	72
SP/9 – Linton special policy area.....	74
SP/10 – Former Land Settlement Association estates.....	76
SP/11 – Papworth Everard village development.....	77
SP/12 – Duxford Imperial War Museum.....	80
SP/13 – New road infrastructure.....	82
SP/14 – Rapid Transit.....	85
SP/15 – Rail infrastructure.....	87
SP/16 – Rail freight.....	89
SP/17 – Cambridge Airport safety zone.....	91
SP/18 – Cambourne.....	93
SP/19 – Cambourne approved master plan and design guide.....	95
SP/20 – Cambourne School Lane special policy area.....	97

## STRATEGY POLICIES

### ST/1 – Housing provision

Provision will be made for 20,000 new homes in the period 1999-2016, including 4400 on the edge of Cambridge, 6000 at Northstowe, and 9600 in Rural Centres and other villages.

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	+	++	+++	Some short-term loss of Green Belt land which is compensated by later re-designation. Otherwise the land taken for new housing development is almost entirely brownfield.
1.2 Reduce the use of non-renewable resources including energy	(-)	(—)	(—)	Expansion will increase resource consumption, however this is inevitable if housing expansion is imperative. It is therefore essential that other policies maximise use of sustainable and energy-efficient construction and design. Impact expands over time with settlement growth.
1.3 Limit water consumption to sustainable levels	(-)	(—)	(—)	As above in absolute terms. Incorporation of water efficient systems is required by policy NE/18.
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	~	(+)	(++)	Not addressed directly, but the underlying strategy is to protect existing settlements where such facilities might be concentrated. Some of development areas have heritage associations but the corresponding AAPs protect key features.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not addressed specifically by this part of the core strategy.

3.3. Create places and spaces that look good and work well	+	++	++(+)	Policy aims for coherent expansion through infill at the edge of Cambridge and within smaller centres, though delivery of this benefit depends on detailed design, as it will at Northstowe.
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	(---)	As for 1.2 and 1.3. However concentration of development in the existing locations will help to reduce growth in emissions from additional traffic (for example) provided other policies to promote sustainable forms of transport are successful.
4.2 Minimise waste production and support recycling	(-)	(---)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Not addressed directly through this part of the overall strategy.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	As for 5.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Implicitly addressed through additional housing provision provided it meets local needs (see below).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	Strongly positive provided housing policy and use of developer contributions (if necessary) ensures stock meets needs and the affordable housing stock grows.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Policy addresses housing provision only, however it prioritises growth in existing centres (Northstowe excepted) implying new housing and employment would be fairly close by.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	See below.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Implicitly supportive if meeting housing needs underpins further growth in the sub-regional economy while also ensuring the needs of key workers and similar groups are better catered for.
<b>Summary of assessment:</b> In absolute terms the proposed growth in housing is unsustainable as it will increase <i>resource consumption, increase waste, etc.</i> , although the selection of sites clearly limits the <i>loss of undeveloped land</i> . However, we understand that an SA of housing growth sites was undertaken as part of the Cambridgeshire Structure Plan process, and this established that the chosen locations are the most sustainable in other respects, given the imperative of expanding the housing stock. Moreover expansion of the housing stock will redress current imbalances between demand and supply, supporting expansion of the economies of the district and the wider sub-region. This policy therefore illustrates the trade-off that must be made between the absolute and relative aspects of sustainability.				
<b>Summary of mitigation proposals:</b> Effective policies and criteria of all levels of design to minimise the impact on resource consumption are essential but are addressed elsewhere in the strategy.				
<b>Secondary, cumulative or synergistic effects:</b> The principal secondary effect is likely to be the impact on development on this scale on resource supplies, especially water, if these are to be met from local sources. Development will concentrate additional traffic in areas that may already be subject to some intermittent congestion, but this impact needs to be balanced against the adverse effects of more dispersed development which would still add to traffic and emission levels.				

<b>ST/2 – Reusing previously developed land and buildings</b>				
<b>Sets a target that 37% of new dwellings should be built on previously developed land in the period 1999 to 2016.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	~	–	The primary objective of this policy although the target is well below the ODPM's national target, reflecting local land supply conditions and targets established in the Cambs Structure Plan. Impacts on this objective (and others) are assumed to decline as the supply of brownfield land in suitable and/or appropriate sites is progressively reduced and this would necessitate expansion onto greenfield sites.
1.2 Reduce the use of non-renewable resources including energy	+	+	~	Supportive in principle because it ensures land likely to be close to existing services and amenities is re-used as soon as possible.

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	(+)	(+)	~	Implicitly supportive as the designations are mutually inconsistent.
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	~	~	~	More likely to depend on design criteria, and is also affected by the ease with which new development can be integrated with the surrounding, established land uses. It could be argued that is more feasible for new greenfield development, although clearly this conflicts with many other objectives.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	An implicit objective which underlies PPS1, PPG3, PPS6 and PPG13.
4.2 Minimise waste production and support recycling	(-)	(-)	(-)	Likely to increase waste in absolute terms, but this is offset by other potential benefits.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	~	Positive benefit if land is available close to amenities, etc., encouraging non-car access.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Potential increase as brownfield development would presumably include open space whereas the derelict land would be privately owned.
6.1 Improve the quality, range and accessibility of services and facilities	+++	++	+	A likely consequence given PPS1 prioritises use of such sites for mixed land-use developments, transport interchanges, etc.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	~	Can have a positive impact particularly if central land is allocated for affordable housing, including that for the elderly and less mobile, improving their access to central services and facilities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	+(+)	+	Any redevelopment for housing enables the Council to apply policies DP/2 and HG/3 to pursue this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	~	Supportive in principle as it encourages planned development of housing and employment in close proximity where possible.
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 clearly supports guidance on sustainable communities and the need to take available opportunities to integrate mixed land use and maximise efficient use of the land stock. The target is almost half the national target, though this is 'saved' from the Structure Plan and is understood to reflect the very limited stock of such land in the district at present.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> While the target reflects local brownfield land shortages, once combined with the house building targets imposed by government and Structure Plan targets, there is a clear and substantial absolute negative sustainability impact on demand for undeveloped land.				

### ST/3 – Rural Centres

Identifies five of the districts larger settlements which already have established services and amenities and good sub-regional transport links, and which will be the focus of development in addition to Northstowe and urban infill / extension around Cambridge.

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	+	+(+)	++	Taken with other policies on development outside Cambridge, this policy aims to direct and contain it within the existing larger settlements, helping to prevent creep onto the Green Belt and agricultural land.

1.2 Reduce the use of non-renewable resources including energy	(+)	(+)	(++)	Implicitly supportive because services are concentrated in the more accessible centres, and this should reduce the number of trips and support promotion of sustainable forms of transport.
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	(+)	(+)	(++)	Supportive if it prevents development creeping beyond existing settlements, however infilling and growth within the Centres should not lead to a loss of open space for wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Focusing growth on these settlements could create local development pressure which must be addressed through design criteria and development control processes.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	As above.
3.3. Create places and spaces that look good and work well	?	?	?	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Centres will have range of services in a more accessible location than smaller settlements, reducing number and lengths of trips and encouraging alternative forms of 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	+?	+?	+?	Proximity of people to amenities could encourage more walking or cycling.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(-)	(-)	(-)	Development pressure within Centres could have adverse impact without development controls. It is not clear what scope there is for compensatory provision at the edge of these centres.



6.1 Improve the quality, range and accessibility of services and facilities	+	++	++(+)	A clear priority for this policy.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly benefits residents of the Centres if development improves the range of services and amenities available locally (ie. rather than those in Cambridge or other centres).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Aims for 'sustainable housing mix'.
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Beneficial if it attracts additional amenities that support the community and encourage involvement.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Development primarily concerned with housing. In principle it should mean
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+?	+?	+?	Potential benefit if it creates a critical mass of population to sustain services and amenities, and to attract new ones. However there is no clear evidence that building more houses will necessarily attract more amenities.
<b>Summary of assessment:</b> Policy is consistent with the underlying principles of PPS1, encouraging development to be focused on those centres which already have the greatest provision of services and amenities. This approach is consistent with other areas of policy, notably on sustainable transport, since it aims to create a critical mass of facilities in the most populous settlements, thereby bringing homes, work and services closer together for a sizeable proportion of the population.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> The principal secondary effect is likely to be the impact on development on this scale on resource supplies, especially water, if these are to be met from local sources. Development will concentrate additional traffic in areas that may already be subject to some intermittent congestion, but this impact needs to be balanced against the adverse effects of more dispersed development which would still add to traffic and emission levels.				

#### **ST/4 – Minor rural centres**

**Defines the next tier in the settlement hierarchy and establishing a broad threshold for the scale of development that would be permitted in these locations. The policy states the intention to use Section 46 agreements for infrastructure provision as appropriate.**

<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Primarily addressed by ST/1.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Aims to limit the scale development in smaller locations which have few amenities and where residents would therefore make additional trips. The absolute impact involves an increase in the use of other resources, and this must be taken into account when considering the scale of development across the district.
1.3 Limit water consumption to sustainable levels	—	—	—	Increase in demand in absolute terms as the policy implies expansion of the housing stock, although overall impact is less than that of Northstowe or Cambridge East provided the scale of development continues to be small.
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	+	+	+	Implicitly supportive since it controls the scale of development in smaller settlements, preventing them from sprawling.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Potential benefits subsumed under 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for 1.2.

4.2 Minimise waste production and support recycling	–	–	–	As for 1.3.
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	(+)	(+)	(+)	Positive mark given because the policy is consistent with others relating to the settlement hierarchy, although in principle some services are less accessible because their provision is prioritised in the rural centres rather than in these settlements. However, allowing more housing growth in these centres does not guarantee there will also be improvement in amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Impact on the elderly and less mobile difficult to quantify though such centres are large enough to support some facilities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Ensures housing provision is spread to smaller settlements and not confined to the Rural 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	~	~	~	Impact on accessibility of local employment by means other than the car is assumed to be negligible.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Implicitly supports the retail hierarchy by concentrating it in the larger centres where people can benefit from multi-function single trips.
<b>Summary of assessment: Limits the scale of new development in smaller centres which will still support a limited range of services and amenities, and which implicitly supports the broader settlement and retail hierarchies.</b>				
<b>Summary of mitigation proposals: None.</b>				

**Secondary, cumulative or synergistic effects:** In terms of natural resources attention is rightly focused on the impact of the major developments at Northstowe and Cambridge East. However these developments are necessitated by national housing policy and will make significant contributions to rebalancing housing stock with needs, even though the absolute impact on energy, water and other resources is apparent. Development in smaller centres, whether through infill or windfall, will contribute to housing targets, but only on an incremental scale, and the additional consumption of resources might be less easy to justify. It will be necessary to monitor the number of developments in these smaller settlements and to consider carefully their long-term cumulative impact on demand for natural resources locally.

### **ST/5 – Group villages**

Identifies a larger number of medium-sized villages where new residential developments of up to 8 dwellings would be permitted.

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	?	?	?	Assumed to be supportive in conjunction with other policies to prevent sprawl onto the surrounding countryside.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Small absolute impact on resource requirements, although the long-term cumulative effect across the district should not be overlooked.
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	?	?	?	Policy should not result in excessive infill in smaller settlements which we assume will have a more rural and open character (the policy text refers to potentially low densities) and where wildlife may be established already.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	As for 2.2.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Addressed in requirement to retain sustainable housing balance and not introduce inappropriately high densities.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicitly supportive in the broader context of the settlement hierarchy.
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	~	~	~	
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 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	Does not improve accessibility but limits additional development in centres where there are limited facilities which might be over-stretched by further growth.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Any issues subsumed by comments for 6.3.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Might have adverse impact if limiting scale means development might fall below thresholds at which it is economic or attractive for developers to provide affordable housing in rural areas. However the final policy text recognises the need for mixed affordability (ie. tenure arrangements)
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	~	~	~	Impact on accessibility of local employment by means other than the car is assumed to be negligible.
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 policy ST/3.
<b>Summary of assessment:</b> Another policy consistent with broad guidance on sustainable communities and with other plan policies on the settlement / retail hierarchies. One concern is that the limited scale of development may lie below the threshold for providing affordable housing and this may limit its availability in or next to the more rural areas of the district. .				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> As for ST/3.				

<b>ST/6 – Infill villages</b>				
Identifies a large number of small settlements in which service / amenity provision is minimal and imposes constraints on the scale of new development (and presumably on re-development) that would be permitted.				
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	(+)	(+)	(+)	Implicitly supportive as constraints apply within the village framework and sprawl is prevented by other plan policies.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Effect assumed to be negligible due to the very small scale of development that is envisaged.
1.3 Limit water consumption to sustainable levels	~	~	~	As for 1.2.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Policy should not result in excessive infill in smaller settlements which we assume will have a more rural and open character (the policy text refers to potentially low densities) and where wildlife may be established already.
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	++	++	++	Clearly supportive with specific mention of the need to ensure development does not adversely affect settlement character.
3.3. Create places and spaces that look good and work well	++	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Policy text acknowledges these centres have so few amenities that residents must find them elsewhere. However given their size the impact on emissions is assumed to be negligible, and the effect of the settlement / retail hierarchy concentrates amenities in larger locations where many can be visited with a single trip.
4.2 Minimise waste production and support recycling	~	~	~	As for 1.2 / 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Neutral impact individually, but over time infilling should not reduce open space within the village framework.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	As for 4.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Effect assumed to be neutral as allowing more extensive growth does not guarantee new amenities would be provided.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Similar concerns as for policy ST/4, although the text makes an exception which could support this objective.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	Unlikely to have an impact as the policy acknowledges these settlements have limited social facilities already.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	As for policies ST/3 and ST/4.
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 policies ST/3 and ST/4.
<b>Summary of assessment:</b> Sustainable in that it prevents excessive and potentially intrusive development that would unbalance the layout of the smallest settlements. The policy effectively means that small settlements that are already under-served by services and amenities will stay that way, but this is consistent with the settlement and retail hierarchies that the ST/ policies are aiming to achieve.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

<b>ST/7 – Phasing of housing land</b>				
Establishes role of Northstowe and other developments in delivering new housing in phases, but recognises the contribution of further development elsewhere on allocated land (and presumably through windfalls).				
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	~	~	~	Spatial issue addressed by other policies.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Setting aside absolute impacts, phasing will help to ensure adequate provision of infrastructure in line with the growth in new housing.
1.3 Limit water consumption to sustainable levels	?	?	?	As for 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	(+)	(+)	(+)	In principal, and for the new settlements in particular, phasing aims to roll out housing and other elements in parallel.



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	(+)	(+)	(+)	As for 3.2.
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	(+)	(+)	(+)	As for 3.2 / 6.1.
<b>Summary of assessment:</b> This is largely a procedural policy stating the Council's intention to manage the phased growth of housing, particularly in the large planned developments, while acknowledging its duty to maintain an adequate supply of land in other locations. Benefits are largely indirect and come from the phasing of housing with provision of other infrastructure to ensure there is a viable settlement from the outset, though clearly this applies primarily to Northstowe and Cambridge East.				

**Summary of mitigation proposals: None.**

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

**ST/8 – Plan, monitor, manage**

**Establishes the Council's intention to monitor growth in new development, in particular to ensure housing targets and build on brownfield land, and identifies various forms of corrective action that may be used.**

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> This policy is procedural, stating the Council's intention to monitor the progress of the LDF in key areas and take appropriate corrective action. It is clearly sustainable and consistent with the other areas of policy but cannot be reviewed in detail.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

## DEVELOPMENT PRINCIPLES POLICIES

### ***DP/1 – Infrastructure and new developments***

**Coordinates the provision of a wide range of infrastructure in parallel with new development to ensure it is supported appropriately, and establishing the intention to seek developer contributions.**

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	(–)	(—)	(—)	There is an absolute impact of the development and supporting infrastructure on land requirements, though this must be ignored if development is mandated by national interests.
1.2 Reduce the use of non-renewable resources including energy	(–)	(—)	(—)	As above.
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	?	?	?	Nature of environmental improvements is not defined, and it is not clear if contributions would be sought for habitat mitigation or compensation.
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	+	+	+	Provision of infrastructure ahead of, or in parallel with development.
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	+	+	+	Positive, compared to building houses without supporting health services and other facilities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Mentioned specifically as reason for seeking contributions.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Intrinsically supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	In principle it supports since costs of infrastructure required by growth in development is borne by developer and not wholly by the residents.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Potentially vital policy for delivering this benefit.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Some of the facilities that could be funded by contributions support this objective.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Educational facilities provided in parallel with occupation of the development.
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	+	+	+	Implicitly supportive.
<b>Summary of assessment: An essential policy given the nature and scope of development that ensuring equitable distribution of the costs of new infrastructure to support the new development, and ensuring a basic level of infrastructure is provided as the site is occupied. Contribution arrangements are crucial to meeting some objectives, notably affordable housing.</b>				
<b>Summary of mitigation proposals: Define environmental improvements that might be funded more clearly (we understand the Council will address this in a Supplementary Planning Document).</b>				
<b>Secondary, cumulative or synergistic effects: None; the policy aims to prevent cumulative effects of development on the broader existing community infrastructure. Overall, the absolute impact of the scale of the development should not be overlooked.</b>				

## DP/2 – Sustainable development

Development must be consistent with the principles of sustainable development in terms of form, design, materials and sustainable transport, as well as policy on mixed land-use developments.

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	(+++)	(+++)	(+++)	Supportive, if the absolute impact of the development is ignored.
1.2 Reduce the use of non-renewable resources including energy	(+++)	(+++)	(+++)	As above.
1.3 Limit water consumption to sustainable levels	(+++)	(+++)	(+++)	As above.
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicit (see below).
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Protection is mentioned specifically.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 2.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not mentioned but addressed by other policies.
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	++	++	++	Clearly supportive through sustainable transport improvements and requirement to avoid / mitigate impacts.
4.2 Minimise waste production and support recycling	?	?	?	Household waste is not mentioned specifically, although certain forms of recycling (eg. building materials) are covered.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Mentioned as a requirement..

5.1 Maintain and enhance human health	(+)	(+)	(+)	Implicitly in several measures, and substantiated by need for an HIA.
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.	(+)	(+)	(+)	Implicit in point 12.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not mentioned specifically but is adequately covered by other areas of policy.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	As for 6.1.
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	+	+	+	Key word is 'appropriate'.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Assumed to be beneficial although relationship is indirect.
<b>Summary of assessment: Clearly a very sustainable policy as would be expected. Some socio-economic aspects are not mentioned explicitly but are adequately covered by other policies.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

### **DP/3 – Design of new development**

Establishes basic principles of what the Council will determine to be good design and links this to other, supportive policies.

**Sustainability Appraisal Objectives**  
 [abridged in some cases]

**Assessment**  
 Short Med. Long

**Comments / Proposed Mitigation**

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
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	(+)	(+)	(+)	Implied by point 2.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Implied by point 2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly a principal objective.
3.3. Create places and spaces that look good and work well	+++	+++	+++	The primary objective of this policy.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Addressed by policies DP/1 and DP/2.
4.2 Minimise waste production and support recycling	~	~	~	Incorporation of facilities is addressed by other policies.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	As above.
5.1 Maintain and enhance human health	(+)	(+)	(+)	Implicitly supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Quality and range are addressed in other areas of policy, but access and accessibility are clearly prioritised.



6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Inclusivity also clearly signposted as a priority.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(+)	(+)	(+)	Supports higher densities which implicitly helps to support housing needs provision.
6.4 Encourage and enable active involvement of local people in the community	++	++	++	As for 6.2.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	Implicitly supportive, though access to work is covered by DP/1 and DP/2.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Implicit benefits.
<b>Summary of assessment: Clearly sustainable.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects:</b> Although it is not necessarily clear in the assessment comments above, there are potentially strong synergies between providing well designed new developments and human health, residents' satisfaction with their surroundings, the attraction of an area as a good place to live, and the impact these factors have on attracting new employers and growing the sub-regional economy. In fact the effect is cyclical because this clearly adds to development pressure.				

#### **DP/4 – Development criteria**

Defines a broad range of criteria which will be used to assess desirability of development and cross-references these to other plan policies that define more specific objectives and 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	+	+	+	Addressed in criteria on adverse impacts to be avoided.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Addressed by policy DP/2.
1.3 Limit water consumption to sustainable levels	+	+	+	As for 1.1.

2.1 Avoid damage to designated sites and protected species	+	+	+	As for 1.1.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	As for 1.1.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 1.1.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Covered by policy DP/3 and by the adverse impact criteria.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Also covered by DP/3 but implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Implicitly supportive in that it encourages sustainable forms of transport.
4.2 Minimise waste production and support recycling	+	+	+	Recycling facilities are mentioned.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Covered by policy DP/2 and by the adverse impact criteria.
5.1 Maintain and enhance human health	~	~	~	Note really addressed by this policy but is dealt with elsewhere.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Mentioned specifically.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Mentioned specifically.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Safe access to buildings and safe road access are mentioned.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicit in terms of use of Section 46 agreements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Mentioned specifically.
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	(+)	(+)	(+)	As for 6.2.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Clearly sustainable.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: Taken together with specific policies cross-referenced in the text, these criteria present substantial limitations which may act as a disincentive to development, even if they are consistent with current policy guidance.</b>				

#### **DP/5 – Cumulative development**

Prohibits development on a piecemeal basis where larger-scale development would provide more coherent settlement patterns, and also ensures that a ‘salami-slicing’ approach cannot be adopted to circumvent certain planning criteria that depend on the size of the development.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Implicitly supportive though the main benefit is the efficient use of the available stock of land. See also 3.2. below.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Possibly beneficial as development in larger numbers of units could lower the unit cost per dwelling of new technology.
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	+	+	+	Aims to prevent inappropriate, piecemeal development and will help to prevent creep onto countryside around settlements.
3.3. Create places and spaces that look good and work well	+	+	+	Supports 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	(+)	(+)	(+)	Implicitly supportive as it favours well-planned designs that incorporate open space from the outset rather than leaving it as unused blocks of land between development that may not be open to the public.
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	+	+	+	Likely to be supportive because affordable housing provision (and funding) is more sustainable for larger developments.
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	+	+	+	Appears supportive because it encourages larger scale development for which it is more likely to be appropriate to levy developer contributions to support infrastructure provision.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> An important policy given the limited supply of suitable, sustainable land as it supports the efficient supply of land (on a rolling basis). Clearly larger developments are intrinsically less sustainable than smaller ones in terms of their absolute impacts, but the former offer economies of scale in terms of infrastructure provision (especially through Section 46 agreements). Moreover, favouring larger scale development enables the various competing land uses (housing, amenity, play space, open space) to be reconciled with good design providing a more coherent settlement pattern, creating spaces that work well, and which would be more difficult to achieve if development occurs on a piecemeal basis.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> The policy aims to avoid secondary impacts on coherence and aims to exploit the economies of scale offered by larger scale developments (though it is not clear whether this is strictly a synergistic effect).				

#### DP/6 – Construction methods

Established broad requirements for the planning and operation of construction activities to minimise the impact of traffic, noise and other facets of site development on the surrounding environment.

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 advocates recycling of construction waste and materials. We assume specific controls on the impacts of these activities will be established through an EIA and also specified in AAPs where appropriate.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	Water requirement of construction activities, and the need for conservation, are not addressed.
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	+	+	+	Covers the temporary impacts of construction.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Aims to limit odours, waste, noise, etc. Dust contamination is not mentioned specifically.
4.2 Minimise waste production and support recycling	++	++	++(+)	Clearly supportive. See also 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	Not mentioned specifically. We would expect any problems to be identified in Master Plans and/or EIA and addressed through appropriate mitigation depending on the local problems.
5.1 Maintain and enhance human health	+	+	+	Intrinsic objective of good site management practices required by the policy.
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: An essential policy given the scale of development that will occur in the district.</b>			
<b>Summary of mitigation proposals: Explicit mention could be made of the need for construction activity to conserve water, and possibly also problems of dust contamination given the amount of topsoil-stripping that will occur, and the recent reduction in NAQS thresholds.</b>			
<b>Secondary, cumulative or synergistic effects: The cumulative impact of extensive development at several locations in the district will need careful consideration and integration at the Master Planning stage to ensure traffic impacts in particular are minimised, and to ensure noise, odour, and other impacts are contained by the phasing of development.</b>			

<b>DP/7 – Urban frameworks</b>				
<b>Provides a general permit for the development of unallocated land within urban areas provided it is in keeping with local character.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Supports settlement and development hierarchy by seeking to maximise use of land within existing settlements.
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Implicitly supportive as it focuses development more centrally, though the incremental benefit is difficult to estimate at this stage.
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	(+)	(+)	(+)	Indirectly supportive provided it does not infill green space or green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on surrounding land uses.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Difficult to judge without understanding of the likely nature of development.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Appears to focus development on more central sites in larger settlements so implicitly supportive.
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	(-)	(-)	(-)	Must not lead to loss of open space.
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Supportive in principle though this depends on the nature of the 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	(+)	(+)	(+)	As for 6.1.
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	?	?	?	As for 6.1., although the use of unallocated land suggests the effective will be negligible.



**Summary of assessment:** Implicitly supportive policy encouraging extra land in settlements to be brought forward for development as appropriate. However the fact that such land lies outside allocations on the proposals map suggests the benefit may be negligible.

**Summary of mitigation proposals:** None.

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

### DP/8 – Village frameworks

Restricts development in the countryside to rural land uses and aims to ensure development of unallocated land within village frameworks is in keeping with local character, will have no adverse impacts including the loss of amenity.

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	++	++	++	Strictly controls the nature of development in rural areas.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Does not preclude development but limits its scale and impact.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Supportive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Designed to prevent inappropriate rural development.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Likely to be supportive.
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	(+)	(+)	(+)	Could be supportive if it prevents infill.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	Potentially supportive if it ensures no loss of key amenities.
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	?	?	?	Depends on nature of development.
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	?	?	?	Aims to support the rural economy indirectly by ensuring any land suitable for development is prioritised for appropriate uses.
<b>Summary of assessment: Sustainable – aims to support appropriate development in the countryside.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## SITE SPECIFIC POLICIES

### ***SP/1 – Housing allocations in rural areas – explanatory notes***

The assessment uses the standard template, but comments are only provided where specific clarification is needed of local circumstances. Assessments have been informed by information in the adopted Local Plan and by more detailed statistics from a study of the impact of PPG housing guidance which was published in 2000, and which evaluates the District's villages using scores and other data showing the availability and/or accessibility of services and amenities.

Assessment of absolute impacts on energy, water and waste (objectives 1.2, 1.3 and 3.2) are scaled according to the size of the development. The overall impact of each development is negligible alongside the new settlements planned for elsewhere in the district. The assessments are made in absolute terms, and are offset if it is recognised that expansion of housing stock is required by government policy and targets in the Cambridgeshire Structure Plan.

Certain objectives have been excluded to save space:

3.3 – spaces that work well – will be resolved by development design, and any issues about the scale of development with respect to its surroundings will be reflected in 3.2

5.2 – crime / fear of crime – again addressed through design

6.2 / 6.3 – redress inequalities and provide affordable housing – although the former has a wider context it will primarily be achieved through other policies, whereas policies DP/2 and HG/3 mean that all these developments will contribute to objective 6.3

6.4 - community involvement – will be delivered through other policies, and possibly Section 46 agreements for the development

7.2 / 7.3 – infrastructure investment and economic vitality – these will be addressed through other policies, and the relationship between new housing and local employment will be addressed in 7.1.

Objective 4.1 is reinterpreted to assess the sensitivity of the site to impacts from surrounding land uses as policy NE/21 in particular prevents development where there are known adverse impacts. Objective 7.1 is reinterpreted to assess the availability of school places and local employment. The scoring is structured to show the availability of primary and secondary school places and local employment. We understand the Council will address educational provision through a Planning Obligations SPD, however our assessment has been retained here so that the position is clear, although this factor is based on the 2000 village assessments and the age of the data should be borne in mind when reviewing these assessments.

It should also be noted that the adopted Local Plan gives a substantial amount of supporting detail about each development site and the nature of mitigation or remedial measures (some of them mandatory in order to protect designated sites). We understand the Council intends to produce a more detailed Development Brief for each site which will address mitigation and other issues which are raised in these assessments.

Due to time constraints it has only been possible to undertake assessment of the largest allocations (those above 2ha. and a few below it where there are potential cumulative impacts. Further investigation of some detailed impacts may be necessary and are identified in the text.

<b>SP/1a – Impington, North of Impington Lane</b>				
<b>1.42 hectares supporting 57 dwellings.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
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	~	~	~	Extension of residential development that infills between built up land and commercial property. The southern edge of Impington already presents a mixture of residential, open and industrial land use so the impact of development appears to be negligible.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Guardedly positive assessment due to proximity to employment land on the south of Histon, other business parks in Histon and Impington, and the technology parks. Position is potentially advantageous if a station for Histon / Impington is built on the guided busway. The impact of noise from this route on dwellings on the south of the development is assumed to be negligible. There is a potential problem with road access, which would increase traffic on Saffron Road.

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	(+)	(+)	(+)	Possible benefits from relatively close access to employment in Histon and the opposite side of the A14.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Development is approximately equidistant from the limited central facilities in Impington and the Rural Centre of Histon.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+ / – / +)	(+ / – / +)	(+ / – / +)	Data show large number of spare primary school places but an even larger shortfall of secondary school places. Employment opportunities as for 5.1.
<b>Summary of assessment: No significant impacts identified although the site does not currently have good vehicle access. Benefits from proximity to Histon and Impington centres, and it could also benefit if a station to serve the community is built on the guided busway, which passes the southern edge of the site.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

### **SP/1d – Waterbeach – North of Bannold Road**

**2.4 hectares supporting 85 dwellings.**

#### **Sustainability Appraisal Objectives [abridged in some cases]**

	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	All residential development occupies brownfield land even though it lies just outside the existing village framework (the allocation has been brought forward from the adopted Local Plan).
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	~	~	~	None in the vicinity.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Although site has been cleared it appears to lie between housing and military land use. This suggests lack of recolonisation due to disturbance, low biodiversity value and a lack of features that would need to be retained.
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	~	?	?	Residential areas to the west and south have differing density suggesting it may be easier to integrate the higher density (30/ha.) of this development into its surroundings. Some screening of the area from open land to the east and housing to the south, although the abandoned state of the site and military facilities to the north suggest the development itself can afford some visual mitigation with appropriate design.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Village assessment suggests Waterbeach is relatively well provided for by public transport to Cambridge and London thanks to the extended service of the Cambridge Flyer service. Access to the northern fringe business parks would be improved by the Chesterton Sidings interchange development (see policy SP/3). Waterbeach also contains business parks on the west side of the settlement.
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	~	+	+	Development proposal in Local Plan proposes non-brownfield land at the site will retained for open / recreational use.

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	~	~	~	In spite of the relatively small size of the plot policy DP./1 provides scope to seek developer contributions for amenities which might include those provided in the adjacent open space. Notwithstanding this, Waterbeach is Minor Rural Centre with a small retailing core and other amenities to support the new development.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(- / - / +)	(- / - / ++)	Some local employment on the business park, plus good access to Cambridge city centre and central London. 2000 village survey suggests a shortage of educational provision at both levels.
<b>Summary of assessment:</b> This appears one of the most sustainable developments of those reviewed at this stage, reusing brownfield land for a modest expansion of an already sizeable and sustainable settlement. Immediate access to a small retail core and good rail services to Cambridge (and even London) appear particular strengths, and the infilling of currently abandoned land could provide mitigation for some of the surrounding properties,				
<b>Summary of mitigation proposals:</b> See above. Developer contribution might also be sought towards expansion of primary education facilities.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### **SP/1e – Willingham, South of Berrycroft and East of Balland Field**

Just over 1 hectare supporting 31 dwellings.

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	~	~	~	Occupies a small plot of land surrounding by housing which, it is assumed, does not represent the scale of productive agriculture envisaged by the objective. However mitigation would be appropriate if this involves the loss of allotments.
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	~	~	~	Current position and size of the plot suggests it has modest biodiversity value.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	?	?	Development will be at higher density than surrounding properties so mitigation through good design will be essential.
4.1 Reduce emission of greenhouse gases and other pollutants	–	(~)	(+)	Limited public transport services at present and little employment in the vicinity, although this would change with new development at Northstowe to the south. The scale of the site suggests some cumulative traffic impacts alongside allocation SP/1f.
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	~	~	~	No clear benefits other than indirect improvements in recreation which might be delivered through developer contributions (this is mentioned in Local Plan text for development in the village).
5.3 Improve the quantity and quality of publicly accessible open space	~	~	+	Some small scale provision to meet standards.
6.1 Improve the quality, range and accessibility of services and facilities	+	(++)	(++)	Modest facilities within the village, although this would be supplemented by growth at Northstowe and incremental development of this Minor Rural Centre as defined in policy ST/3. Accessibility depends on improvement of public transport links.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / – / –)	(? / – / –)	(? / – / –)	Limited educational and employment facilities in the vicinity, though both could be improved by development at Northstowe.
<b>Summary of assessment: A small development between residential development of different density on three sides and necessitating good design in providing for infilling at higher density while limiting intrusion on the existing properties.</b>				



**Summary of mitigation proposals:** In conjunction with policy SP/1f, make clear the desirability of seeking developer contributions to improve the social infrastructure in the village.

**Secondary, cumulative or synergistic effects:** Clear potential cumulative impact alongside development in policy SP/1f.

**SP/1f – Willingham, West of High Street and North of Over Road**

**4.82 hectares supporting 72 dwellings.**

**Sustainability Appraisal Objectives  
 [abridged in some cases]**

**Assessment**

**Short Med. Long**

**Comments / Proposed Mitigation**

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	–	–	–	Land appears to be occupied by a small farm, outbuildings and small cultivated areas, though their importance and quality cannot be estimated at this stage. However the Local Plan notes this land has been allocated for development to compensate for other areas that have failed to come forward in the last 10 years.
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	?	?	?	Appears to be largely open land but may involve loss of hedges.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Development represents a moderately large extension to the western side of the village although its impact is mitigated somewhat by adherence to the lowest density permitted by the current guidance.
4.1 Reduce emission of greenhouse gases and other pollutants	–	(~)	(+)	Limited public transport services at present and little employment in the vicinity, although this would change with new development

				at Northstowe to the south. However the scale of the site suggests potential traffic impacts due to the lack of local employment.
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	~	~	~	No clear benefits other than indirect improvements in recreation which might be delivered through developer contributions.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Though it could be argued the land is not open now and therefore any open space planned into it would improve the situation.
6.1 Improve the quality, range and accessibility of services and facilities	+	(++)	(++)	Modest facilities within the village, although this would be supplemented by growth at Northstowe. Accessibility would depend on provision of good public transport links.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / – / –)	(? / – / –)	(? / – / –)	Limited educational and employment facilities in the vicinity, though both could be improved by development at Northstowe.
<b>Summary of assessment:</b> The Local Plan notes this allocation is necessitated by lack of development at previously allocated sites. Notwithstanding this the site takes some agricultural land on the west of the village, while the limited local amenities and employment suggest an increase in trips many of which may be by private car. The overall impact may be reduced in the medium term (or longer) if the community benefits from the creation of new amenities and employment in Northstowe, and if good public transport links are available				
<b>Summary of mitigation proposals:</b> See above.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

#### SP/1h – Highfields Caldecote

4.4 hectares supporting 76 dwellings.

#### 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	?	?	?	Development on a small amount of agricultural/open land that is surrounded by housing and therefore of limited value.

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	~	~	~	See 1.1.
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	–	–	–	Local Plan maps suggest this is part of a large area to be developed and which appears to be a potentially significant increase in the size of the settlement. However although the site is described as residual, it is not clear what development is already planned for the remaining 7 hectares. Moreover the density proposed is substantially higher than that in the rest of the village.
4.1 Reduce emission of greenhouse gases and other pollutants	–	–	–	Lack of local employment and school capacity could both affect trip volumes. Some screening of the development from the properties to the east and west may be necessary if the higher density affects design, and the Local Plan notes the need for noise abatement measures due to dog kennels at the sound end of the site. Road access to the site is also potentially problematic.
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	~	+	+	Recreational space recently provided within the settlement. This might be supplemented by developer contributions related to this site which might be used to fund other amenities alternatively.

5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Could be an improvement if open space is designed into the development.
6.1 Improve the quality, range and accessibility of services and facilities	–	–	–	2000 survey suggests the wider settlement of Caldecote lacks any amenities.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(? / – / –)	(? / – / –)	(? / – / –)	Size of overall development, coupled with limited primary school capacity in 2000, lack of local secondary school capacity and employment suggests this is a problem for this site. The need for additional primary capacity is acknowledged in the Local Plan as a pre-requisite for further development.
<b>Summary of assessment:</b> Appears a potentially problematic site due to the location of the plot within two lines of housing, some problems of road access, the lack of employment, services and amenities in the village, and the potential difficulty of blending the high density proposed for this site into a ribbon-settlement in which most properties have large gardens.				
<b>Summary of mitigation proposals:</b> See above for priorities.				
<b>Secondary, cumulative or synergistic effects:</b> None identified; principal impacts are primary.				

### SP/1k – Girton, North of Thornton Road

9.45 hectares supporting 277 dwellings.

#### 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	~	–	–	Development takes agricultural land which lies outside the current Green Belt.
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	~	?	?	Mainly appears to entail loss of open land with minimal loss of hedgerows.

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 adopted Local Plan notes the presence of archaeological finds and the need for examination and appropriate treatment. This is not repeated in the DPD text.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(-)	(-)	Its impact will depend to some degree on its design but the development represents a potentially large extension to the that part of Girton to the south of the A14. This will be reduced by the inclusion of open space and community facilities. Note also that the current details suggest a housing density slightly below the 30 dwellings/ha. threshold although this appears to be higher than the layout of the surrounding housing.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Girton appears relatively well-served by public transport links into Cambridge centre, and the Local Plan notes there is small-scale B1 employment within the village. The 2000 village assessment identifies the Northern Fringe business parks as centres of employment and these are within cycling distance of Girton. Accessibility could be improved by orbital bus links.
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	~	~	+	
5.3 Improve the quantity and quality of publicly accessible open space	~	+	+	Proposal includes open space provision to improve availability in the southern half of the village.
6.1 Improve the quality, range and accessibility of services and facilities	~	(+)	+	Proposal also provides for improved communal facilities – again the Local Plan notes these are largely concentrated to the north of the A14, where the villages limited retail facilities are concentrated. It is not clear whether this situation will lead new residents to use the village centre or to travel into the city centre.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(~ / - / ?)	(~ / - / ?)	Limited primary school capacity in 2000; secondary school capacity in Impington is already above capacity; and there is limited local employment, although see comments for 4.1.
<b>Summary of assessment:</b> A sizeable development on the northern side of the part of Girton lying south of the A14. The main issues appear to be the integration of such a large extension into that part of the settlement, although this is offset somewhat by improving open space and provision of community facilities in the southern half of the community.				
<b>Summary of mitigation proposals:</b> Principal mitigation requirement appears to be integrating the development into the existing settlement, recognising that it will have higher building density than in the adjacent, established areas. See below also.				
<b>Secondary, cumulative or synergistic effects:</b> Possible impact on car commuting to the business park area if there is inadequate cycle access across to the east.				

<b>SP/1m – Longstanton, North of Over Road</b>				
<b>22.23 hectares supporting approximately 500 dwellings.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	---	---	Represents substantial loss of agricultural land, although the area has been identified previously in the Structure Plan and Local Plan as suitable for an extension of the village, and lies within the currently defined village framework.
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	~	~	~	None identified nearby
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	-	---	Involves the loss of considerable area of open farmland which is crossed by a small brook and a number of field boundaries, which are assumed to be hedgerows.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Effect assumed to be largely neutral as it is not clear what level of public rights of way are available across this land.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	The area is at the opposite end of the village from conservation areas and known archaeological remnants to the east.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	---	----	The development represents a very significant extension of the village in an area of open countryside, and the Local Plan acknowledges the need for visual mitigation measures.
4.1 Reduce emission of greenhouse gases and other pollutants	~	?	?	<p>The development represents a significant increase in dwellings and will require careful street design to ensure that lasting impacts of light spill are minimised since it extends the built-up area of Longstanton (although the area between the village and the A14 to the west is open farmland). Impact on traffic levels and emissions depends on growth in employment. The plan links the development to the need for a bypass for Longstanton but not to the provision of a business / research park to the south (see policy SP/4) or to provision of employment in Northstowe once it is built. The development appears to add to potential traffic using the B1050 and A14 to commute into Cambridge and therefore provision of a good link to a guided bus stop on the north edge of Northstowe appears vital in providing a travel choice for residents in this development and the existing village. Based on the 2000 village assessments, current bus services into Cambridge are modest.</p> <p>Nevertheless, the policy allows for the site to be half-developed before the bypass is complete and this suggests a potentially significant increase in road traffic on the B1050 and the access roads in the northern half of the village. It would therefore appear prudent to prioritise access provision from Over Road rather than from Station Road, Longstanton.</p> <p>The adopted Local Plan also notes that continued pig breeding on farms adjacent to the site will need to be taken into account when planning the development, and this implies the need to relocate these activities away from the area at some time.</p>
4.2 Minimise waste production and support recycling	~	---	----	
4.3 Limit or reduce vulnerability to flooding and other	~	?	?	The western edge of the development abuts against the

climate change impacts				floodplain to the west of Longstanton and is crossed by a small brook. The floodplain will be more extensively impacted by the proposed bypass and it is therefore essential that a flood risk assessment is undertaken once the scheme is finalised to ensure that the road will not extend flood risk into the footprint of the development.
5.1 Maintain and enhance human health	~	?	?	Impact is difficult to discern in terms of sustainable commuting, and the distance from principal employment sites suggests this will be negligible. There will be some benefit from including recreational space in the development, as indicated in the policy.
5.3 Improve the quantity and quality of publicly accessible open space	~	+	+	Will be incorporated into the development.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Policy makes provision for limited local retail and health care facilities
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(+ / ? / -)	(+ / ? / -)	2000 village survey shows adequate primary school capacity, but lack of secondary capacity at Swavesey, and a lack of employment in the village at present. School capacity needs may be addressed by the development of Northstowe, but priority there will be given to primary school provision, and development of the site is not linked to the creation of the business park on land allocated in policy SP/4.
<b>Summary of assessment:</b> This is the largest development in the plan, representing a very significant northwestern extension of Longstanton. The site has been assessed as suitable for development in previous plans, nevertheless it will still have substantial impacts in terms of its visibility from the surrounding land, demand for education and employment, and the effect both these will have on commuting patterns.				



**Summary of mitigation proposals:** Access to the development should be prioritised towards Over Road to limit the impact on the existing village and ideally there might be a requirement to complete the bypass before a lower percentage of the development is complete, provided access can be provided (and subject to policy DP/4 point 2). Mitigation of the effects of construction will be necessary and is defined by policy DP/6. Screening and/or landscaping is recognised in the adopted Local Plan as necessary to limit the impact of the extension on the northwestern edge of the existing village and settlements to the north. Given the flat local terrain it appears this is more likely to involve vegetation screening, some of which can be integrated with mitigation measures for the bypass, which will also need to include noise abatement measures for the western edge of the development. This edge may also require modest flood protection as it abuts a floodplain to the west and these will need to be integrated with flood protection measures for the bypass which uses a substantial area of floodplain.

**Secondary, cumulative or synergistic effects:** There are clear cumulative impacts of this development taken alongside that of Northstowe, the first part of which is likely to be developed in a similar period. The need to limit access of construction traffic from the rural areas to the east of Longstanton suggest that impacts on traffic flows will start early and this would need careful coordination between master planning and operational planning for both this site and Northstowe. Furthermore, unless there is an early and substantial shift of commuter traffic onto the planned guided bus service, the development will add to local traffic requiring access to the A14 at Bar Hill, and contributing to congestion on the link into Cambridge and across to the northern business parks. Furthermore the scale of the development suggests a secondary impact on educational provision as existing secondary education facilities are above capacity and will not be provided early in the development of Northstowe.

### **SP/1r – Papworth Everard – East of Ermine Street South**

3.81 hectares supporting 135 dwellings.

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	~	(+)	(+)	Described in the Local Plan as the infilling of land originally part of Papworth Hall, but as such it is not strictly brownfield land.
1.2 Reduce the use of non-renewable resources including energy	~	–(–)	–(–)	
1.3 Limit water consumption to sustainable levels	~	–(–)	–(–)	The 2000 village survey notes limited capacity at the current Cambridge Sewate Treatment Works.

2.1 Avoid damage to designated sites and protected species	~	?	?	The northwestern edge of the development would be around 400m from the edge of Papworth Wood SSSI, an important secondary woodland area. Further investigation of this impact is continuing, however mitigation measures from construction impacts would be needed regardless of the scale and timing of development. (The site is more likely to be impacted by the possible redevelopment of the hospital site – see policy SP/11).
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	(+)	(+)	The adopted Local Plan notes the need to preserve a belt of trees lying between the south edge of the site (designated as a PVAA) and an adjacent industrial area, and to ensure appropriate landscape measures are included in the scheme design to retain the open aspect of the area. These points are not currently reflected in the policy wording, and it is not clear whether the requirement would be restated in supplementary guidance.
2.3 Improve opportunities for people to access the countryside and wild places	~	(+)	(+)	The northeastern edge of the area provides access to roads and tracks out to the east of the village, although access needs to be managed carefully to prevent disturbance of the SSSI.
3.1 Avoid damage to designated historic sites and their settings	~	?	?	As with 2.2, the Local Plan states the need for development that respects the setting of Papworth Hall and its grounds and this will need to be accommodated in the scheme design and enforced through the EIA process. Once again this requirement is not stated in the current policy text, and the conditions of policy CH/5 would apply as the grounds are a conservation area.  There is also a scheduled ancient monument in the northeastern edge of the grounds of the hall within the conservation area.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(-)	(-)	Impact depends on the scheme design, however the policy suggests a density of 35 dwellings/ha. which is clearly at odds with the open aspect of the current site and the generous grounds of many of the houses at the southwestern end of the site along Ermine Street. This suggests good design and screening will be necessary to limit the visual impact, particularly given the need to respect the parkland setting of Papworth Hall.

4.1 Reduce emission of greenhouse gases and other pollutants	~	–	–	Landscaping / screening and other design aspects will be needed to limit the intrusion of noise and light from the development into the parkland area to the north. The policy predicates development on contributions to the cost of the Papworth bypass but this suggests development could precede completion of the road. Traffic impacts depend on employment patterns, and with only a small business park to the south, any new residents not working in the hospital would have to commute to Cambridge, Huntingdon or St Ives, which are served by bus routes with moderate frequency (based on the 2000 village assessment)
4.2 Minimise waste production and support recycling	~	–(–)	–(–)	See 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	?	?	It is not clear from desk research whether the development occupies land that is currently open to the public, in which case the assessment would be negative. If this is not the case then policy SF/12 should ensure an increase in open space within the development. Equally, there should be access to rights of way to the east of the village (see 2.1. above).
6.1 Improve the quality, range and accessibility of services and facilities	~	–	–	Development is purely residential and services/amenities in Papworth are limited at present, resulting in additional shopping trips to nearby market towns including Cambourne. These are linked by bus services although there is no information at present about the level of usage.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(? / – / +)	(? / – / +)	2000 survey shows very limited primary school capacity, and no capacity for secondary education. Given the maturity and specialised nature of the hospital facilities it is assumed there will be limited employment which is more likely to be found in Cambourne to the south, or in the market towns to the north, and in Cambridge.

**Summary of assessment:** A sizeable development that will require sensitive design to accommodate dwelling densities higher than those in the rest of the village, and which do not adversely affect the visual character of the area which is part of the grounds of Papworth Hall. Along with policy SP/1t, development will put pressure on local education and new residents are more likely to seek work in Cambridge or the market towns to the north.

**Summary of mitigation proposals:** There is a clear need to protect the setting of Papworth Hall and the open land to the east from the effect of moderately dense new housing, and the rolling nature of the area may mean a mixture of vegetational and physical landscaping can be used. Specific mitigation measures to prevent impacts on the SSSI not far to the north must be implemented and will need to be defined in the detailed scheme and tested through the EIA process.

The policy states that developer contributions to the cost of the Papworth bypass would be sought. The lack of local employment and limited local facilities suggest the development could add to traffic in the south of the village, and it appears advisable to link the phasing of the development to the bypass.

**Secondary, cumulative or synergistic effects:** The principal secondary / cumulative impacts concern the effect of a substantial increase in population as a result of the parallel development of sites 3A and 3C in Papworth. Both will put strain on existing educational facilities and amenities, and the limited provision of core services in the village suggests an increase in local traffic if residents travel to nearby centres for these facilities. At this stage it is not clear to what extent development to either side of Ermine Street will be coordinated. Any impact in terms of dust, etc. on the SSSI must be avoided, and we assume also that this development would not occur in parallel with any redevelopment of the hospital site (see policy SP/11) which would cause further cumulative environmental quality and traffic impacts (see also the assessment for SP/1t).

### **SP/1t – Papworth Everard – West of Ermine Street South**

11.98 hectares supporting 359 dwellings.

#### **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	~	–(–)	—	Appears to take a substantial area of open land.
1.2 Reduce the use of non-renewable resources including energy	~	—	—	
1.3 Limit water consumption to sustainable levels	~	—	—	The 2000 village survey notes limited capacity at the current Cambridge Sewate Treatment Works.
2.1 Avoid damage to designated sites and protected	~	?	?	Site is less than 1 km from the Papworth Wood SSSI and

species				therefore there is a potential impact from air pollution in particular during development of the site.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	—	—	Detail not evident from maps, but the Local Plan comments on the presence of tree belts around the village and it appears this development could result in the removal or truncation of some of these. In this event mitigation of the habitat / feature will be necessary and could be integrated with mitigation of visual impacts.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Not evident at this stage and access to the west of the village and the development should not be truncated by the bypass, with appropriate provision made for safe crossing points.
3.1 Avoid damage to designated historic sites and their settings	~	?	?	<p>This development does not offer the same integration challenge as plot 3A (policy SP/1r), nevertheless its northern end will lie opposite the parkland area surrounding Papworth Hall, separated only by Ermine Street and a single line of widely-spaced houses either side of the road. This suggests site design will need to pay attention to visual impact mitigation in this area.</p> <p>The Local Plan also notes that the northwestern edge of the development will lie close to the conservation area surrounding St Peters' Church, and mitigation to prevent adverse impact on its setting will be necessary.</p>
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(—)	(—)	Even more than with policy SP/1r this development results in a substantial extension of the village into an open area. Housing density will only achieve the minimum threshold, but this is still higher than that of the adjoining properties along Ermine Street South, and the setting of the hospital accommodation blocks at the north end of the site. The Local Plan notes that the development would be situated on a slight ridge alongside the main road, and this will clearly require screening / landscaping to restrict visual impact, in parallel with measures to limit visual intrusion on the village and conservation area to the north, and the open land and (proposed) bypass to the west. Other issues of integrating the higher density design with village character and the requirements of other policies (eg. on open space) will need

				to be addressed in the detailed scheme design.
4.1 Reduce emission of greenhouse gases and other pollutants	~	—	---	There is clear potential for sizeable impact during construction and the impact of noise, light and air quality in particular would have to be mitigated to prevent adverse effects on the residential properties to the east of the development, open land to the west, and accommodation blocks to the north. Impacts from dust must be avoided in terms of their effect on the SSSI to the east of the village. The development also raises concerns about air quality as for SP/1r, although on a greater scale due to the volume of housing growth.
4.2 Minimise waste production and support recycling	~	—(—)	---	See 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	Lies to the south of currently estimated flood risk area.
5.1 Maintain and enhance human health	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	?	?	It is not clear from desk research whether the development occupies land that is currently open to the public, in which case the assessment would be negative. If this is not the case then policy SF/12 should ensure an increase in open space within the development. Equally, there should be access to rights of way to the west of the village. This should be coordinated with the development brief for the bypass which should prevent the truncation of rights of way and provide for safe crossing points.
6.1 Improve the quality, range and accessibility of services and facilities	~	—	—	As for policy SP/1r.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(? / — / ?)	(? / — / ?)	As for policy SP/1r.
<b>Summary of assessment:</b> The assessment is best summarised as the same as for policy SP/1r, only more so, due to the size of the development.				

**Summary of mitigation proposals:** There will be a need to integrate the internal design of the development with extensive visual mitigation measures protecting houses along the main road, the setting of Papworth Hall, open land to the west, and the hospital area and conservation area to the north. It is not clear how the construction might be phased with that of the eastern site, and also with the possible redevelopment of an industrial area on the southeast edge of the village (see policy SP/5). Noise mitigation will be especially important at the north end of the site due to the proximity of hospital grounds. As with SP/1r, it may be prudent to directly link the phasing of the development with construction of the bypass (not just its financing) to limit transport impacts. Moreover one of the principal access points appears to be at the extreme south of the site, opposite the entrance to the current (and possibly enlarged) industrial area, and this suggests a need for a small roundabout to control flow and access to both side roads.

**Secondary, cumulative or synergistic effects:** The main impacts are as for policy SP/1r. The principal concern is the cumulative impact of development at this site with that to the east of Ermine Street, the possible redevelopment of an industrial land allocation, and the construction of the Papworth bypass. All of these developments are potentially scheduled for the near future and suggest a prolonged period of disruption in a setting containing many highly sensitive receptors. These issues suggest the need for thorough coordination of the development briefs for each of the development although prolonged if not cumulative impact appears inevitable if all the developments go forward.

### **SP/2 – Cambridge Northern Fringe West**

Proposes redevelopment of an area of open land lying between the northern edge of Arbury and the A14. The site would be redeveloped for mixed land use comprising high-density housing, B1 employment uses, a small shopping facility and a station on the proposed Rapid Transit link to St Ives. The site is predominantly but not wholly within South Cambridgeshire.

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	(–)	(–)	(–)	Development will entail loss of open land although it is not clear of its value given it is hemmed in between the A14 and suburbs.
1.2 Reduce the use of non-renewable resources including energy	(+)	(++)	(+++)	Impact on fuel consumption by providing a transport interchange which also serves the existing northern suburbs is offset by the absolute impact of increased energy consumptions by housing and other land uses at the site.
1.3 Limit water consumption to sustainable levels	~	(–)	(--)	Absolute impact is negative due to change in land use.
2.1 Avoid damage to designated sites and protected species	~	~	~	Not covered by any designations.

2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Biodiversity value is unclear but master planning / subsequent EIA might consider appropriate habitat compensation. However the policy text does provide for retaining 'features of ecological interest'.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Recognises the need for appropriate treatment of the Arbury Camp archaeological site (this is not a scheduled monument but is assumed to appear in the SMR), favouring preservation in situ.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Difficult to judge this as an adverse effect as the presence of the A14 to the north may have a degree of blighting effect.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Cannot be assessed without at least a master plan, and the position of the site alongside the A14 presents particular challenges in terms of mitigating visual and noise impacts so that it become an attractive area to live.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	+(+)	Longer term benefit assumed to be positive if the interchange facility affects commuting habits, although light spill northwards will need to be controlled as the site and land on the opposite side of the A14 are open at present.
4.2 Minimise waste production and support recycling	~	(-)	(--)	Absolute impact is negative due to change in land use.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Incremental improvement through provision of public open space within development on land that at present has no public access. There may be some rights of way but these are not extensive as they are truncated by the A14 to the north.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Supported by mixed land use development and provision of the bus interchange. It is assumed that the layout of the area to be



				developed means it is impractical to provide access to the interchange from the A14 to provide a park & ride facility for this side of the city.
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	~	+	++	Clearly intended to contribute to this objective when taken alongside policies DP/2 and HG/3.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	Policy provides for employment uses integrated within the development.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	+	Assumed to be positive; achievement of objectives such as this one are the primary reason for justifying development and the absolute impacts on land take, energy, etc. that it entails.
<b>Summary of assessment:</b> Overall a sustainable policy to redevelop land previously identified in the Structure and Local Plans as appropriate for redevelopment under the conditions defined in RPG6. Development will entail some adverse impacts, including the loss of open land and increased energy and water use. However this can be weighed against the benefits of providing an interchange with the guided bus route to encourage modal shift, the efficient use of the land for mixed development, including higher density housing, and the questionable importance of the land under its current use as it is hemmed in between Arbury and the A14. This last point suggests the need for appropriate mitigation of noise from the A14, and the impact of possible widening of that road is not addressed in the current policy. The text currently provides for protection of the Arbury Camp archaeological site however it is difficult to provide further assessment as a master plan is not yet available.				
<b>Summary of mitigation proposals:</b> The principal challenge appears to be accommodating the high density of the development within a relatively small plot of land while meeting open space and good design standards, and creating an area that people will want to live in. The nature of mitigation will become clearer once the master plan is available. See below also.				
<b>Secondary, cumulative or synergistic effects:</b> The principal synergistic effect is the opportunity to provide an interchange on the guided bus route which will serve residents of the development and those in Arbury to the south. This would be maximised if there are good east-west links through the site which is elongated, and it would be appropriate to seek improvements to bus services along Histon Road which abuts the west and of the development.				

### **SP/3 – Cambridge Northern Fringe East: Chesterton Sidings**

Proposes a mixed land-use development incorporating a rail interchange, housing and open space which needs to be integrated with north-south rail infrastructure and east-west routes which are primarily footpaths and towpaths to maximise its sustainability. The policy defines some broad objectives and content for the master plan of the site which has not yet been prepared. The site lies across the boundary between the District and Cambridge City.

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	~	+	++	Uses brownfield land but current status means no benefits in the immediate future.
1.2 Reduce the use of non-renewable resources including energy	~	(+)	+	Some possible demand for additional energy as a result of the development but this would be increasingly offset over time by reducing car use if the interchange facilitates modal shift.
1.3 Limit water consumption to sustainable levels	~	(-)	-	Redevelopment implies an increase in water consumption in absolute terms as the land is currently largely railway sidings.
2.1 Avoid damage to designated sites and protected species	(+)	(+)	(+)	The policy acknowledges the presence of a protected species on the site. Its location and extent of its distribution is not known at this stage. The protection Schedule means that it cannot be transplanted and therefore its immediate habitat would need to be incorporated into the development, supported by measures to prevent disturbance. This would have some impact on the design, which could be a problem if it is in a central position.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Much of land assumed to be of limited biodiversity value (though this would need to be confirmed at the EIA stage), and any other appropriate comments are subsumed under 2.1.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	None identified at this stage.
3.2 Maintain diversity and distinctiveness of landscape	(+)	(+)	(+)	With good design the development can improve an area of

and townscape				potentially unsightly railway sidings. However it is overlooked by water meadows to the east in an area of relatively open aspect and the visual impact would need to be addressed, particularly if the development expands onto land to the east of the main rail line (covered by policy CNF6 in the adopted Local Plan, though some of this land is apparently proposed as a possible site for the travelling community).
3.3. Create places and spaces that look good and work well	~	~	~	The intended objective; cannot be assessed without a master plan.
4.1 Reduce emission of greenhouse gases and other pollutants	~	(+)	+	Benefit from reduced emissions would build if the development contributes to modal shift, although it will have some light impacts assuming the sidings are currently unlit. There will also be construction impacts due to limited road access, though this is primarily through an industrial area to the northwest.
4.2 Minimise waste production and support recycling	~	(-)	-	Increase inevitable in absolute terms as a result of the change in land use.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	The eastern side of the area lies between the rail line and the edge of the Cam floodplain, and may need some flood protection measures to deal with rare events. The policy text refers to use of 'land within the river valley at Chesterton Fen' and we assume this refers to the land covered by CNF6 and does not imply extension onto the floodplain.
5.1 Maintain and enhance human health	+	+	+	Potential benefit if interchange facility encourages more commuting on foot or cycle. The policy does refer to making use of the Cam towpath at the south end of the site to provide a link into Chesterton and the inner northern edge of Cambridge.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	(+)	+	Policy states requirement for open space to be designed into the development in line with policy SF/12.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Clearly supports this objective in providing an interchange between the rail line and proposed Rapid Transit link out to St Ives. However it is not clear what impact this will have on

				commuting patterns. There is an area of industrial land to the northwest of the site which is largely occupied by the Cambridge Sewage Treatment Works. This facility is to be reduced in size offering potential for redevelopment next to a transport node and this might encourage people working in new businesses to commute by alternative modes, however this is not a function of this policy. Apart from this the primary impact of the interchange appears to benefit people living in the new development and in the housing areas to the southwest as it would provide rail, bus and other links to the city centre. However it would also provide interchange between the rail and bus systems which could benefit those living along and using the Rapid Transit system in the northern part of the District.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Difficult to assess impact at this stage, any benefits are mainly in terms of affordable housing and development close to public transport (ie. benefiting those without cars).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	+	+(+)	Policies DP/2 and HG/3 mean this development would contribute to affordable housing stock.
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	~	+	+(+)	Supports the objective of improved access by non-car modes which will particularly benefit those commuting in from northern villages along the rail and bus routes.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	+	++	Supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	The adopted Local Plan mentions possible inclusion of B1 uses in the development although we understand the primary focus is now on residential and transport uses.

**Summary of assessment:** The overall impact of the development is a little difficult to judge at this stage without a master plan indicating the layout of land uses, nevertheless it is clearly supportive of sustainable transport objectives and guidance in PPS1 which advocates mixed land-use development integrated with transport interchanges. The assessment assumes the primary benefits will be from the interchange between rail, guided bus, walking and cycling routes, and these will be available to residents in the new development, those in housing to the southwest, and those commuting into Cambridge from the north on rail and bus links.

**Summary of mitigation proposals:** The policy acknowledges the presence of a protected species on the site, the nature of which means it would have to be left in situ, affecting site design. The area to the east of the site is largely open watermeadow (with some vegetation barriers) and the design would need to incorporate elements to mitigate visual impact as well as providing some flood protection at the eastern edge which abuts the Cam floodplain. In human terms, the key priority will be to ensure good access from the interchange to the employment sites to the northwest as this will help to encourage modal shift.

**Secondary, cumulative or synergistic effects:** The principal synergistic impact is the opportunity to shift commuters from cars onto alternative transport modes, and providing good links from the site to adjacent employment areas will be just as important as providing an interchange for links into the city centre (recognising also that Cambridge station is not located centrally).

#### SP/4 – Allocations for class B1 employment uses

Proposed allocating two sites at Longstanton (6.3ha for mixed business and research use) and Pampisford (2.3ha for business use).

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
In the assessments below, where appropriate, the first symbol refers to Longstanton; the second to Pampisford				
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~ / ~	– / ?	– / ?	Development at Longstanton appears to take open land though it is not known if this is agricultural or fallow. There is a cumulative loss of land as a result of the planned bypass for the village. Land at Pampisford is partially brownfield but there is a part at the west side of the site which may be agricultural or fallow.
1.2 Reduce the use of non-renewable resources including energy	~ / ~	(–) / (–)	– / –	Development of both sites would have an absolute impact on energy use, although their size would be limited alongside the potentially greater demands of the new settlements planned for the District.
1.3 Limit water consumption to sustainable levels	~ / ~	(–) / (–)	– / –	As above

2.1 Avoid damage to designated sites and protected species	~	~	~	No problems evident at either site.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~ / ~	- / ?	- / ?	At Longstanton there is uncertainty about the intrinsic wildlife value of the open land, although the impact of the development would be limited somewhat by a parkland design which maximised retention of the existing vegetation features. Given its proximity to industrial land uses the potential biodiversity value of the site at Pampisford appears lower, although this would need to be assessed during EIA if development proceeds.
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	~ / ~	- / ~	- / ~	Although the Longstanton development is proposed as a campus style parkland it will intrude into the open land between the A14 and Longstanton. Any development proposal would therefore have to provide for screening and landscaping. At Pampisford the development would extend an existing small industrial area and therefore its impact would be less, though screening from open land to the west would be preferable (and should be addressed at the EIA stage if necessary).
3.3. Create places and spaces that look good and work well	~ / ~	- / ~	- / ~	Main concern at Longstanton is cumulative impact of a bypass, development of this site, and the impact of Northstowe being built immediately to the east and south.
4.1 Reduce emission of greenhouse gases and other pollutants	~ / ~	(-) / (-)	(-) / (-)	Neither site is well served by transport choices, and the site at Longstanton is most readily accessible via the Bar Hill junction on the A14, which is already heavily congested. However there will be compensating traffic benefits – see 5.1. below.
4.2 Minimise waste production and support recycling	~ / ~	- / -	- / -	Both will contribute to waste arisings in absolute terms along the small size means this will be negligible alongside the effect of developments elsewhere in the District.
4.3 Limit or reduce vulnerability to flooding and other	~ / ~	~ / ?	~ / ?	The Longstanton site lies close to but outside the floodplain but a

climate change impacts				small area at the southwest of the Pampisford site will require protection.
5.1 Maintain and enhance human health	?	?	?	See 4.1 as the criteria for this objective include travel choices. There is a clear opportunity to affect commuting patterns if the development to the north (see policy SP/1m) provides housing for workers at the campus, or if people currently living locally by working in Cambridge are relocated or change jobs to work locally.
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	~ / ~	(-) / (-)	(-) / (-)	As for 4.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	? / ~	? / ~	The policy states the Council's intention to seek contributions to the cost of the Longstanton bypass from the development of the site, although this must be weighed against the travel impacts referred to in other sections.
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	~ / ~	+ / +	+ / +	Both developments appear to offer the opportunity to establish new employment within the local community and it is assumed at this stage there is a reasonable match between the local skills supply and the nature of these developments.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Clearly both developments contribute to local employment, although their small scale suggests this will be incremental. We note also that the Local Plan policy defines Pampisford as a site for possible industrial development (consistent with the adjacent uses), whereas the current policy stipulates B1 use only.
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**Summary of assessment:** Both proposals provide for modest-sized land use changes with varying overall impacts. At Longstanton the development is envisaged as a campus-style business park consistent with similar developments around Cambridge. While this is consistent with the broader objective of strengthening the sub-region's excellence particularly in the research sector, neither this plan nor the Local Plan clearly define the precedents for these developments in the same way as those in policies SP/2 and SP/3. At Longstanton the development would introduce structures into an open and flat landscape. A further concern is the cumulative impact of development which is discussed below. At Pampisford the development would extend an existing light industrial site and therefore the overall impact would be less than at Longstanton. Neither site is particularly well-served by transport routes other than public roads, although both introduce new employment at the edge of existing settlements and it is assumed there is a strong match of skills in these communities with the needs of businesses occupying the sites.

**Summary of mitigation proposals:** Both sites appear to need some degree of visual mitigation, especially at Longstanton where the development will occur within a flat and open landscape with few vegetation barriers, and where on-site impacts such as light pollution must also be mitigated. Development at Pampisford will need limited flood protection as the site impinges on the Granta floodplain.

**Secondary, cumulative or synergistic effects:** The principal concern is the cumulative impact in the vicinity of Longstanton which would see the creation of a campus area of development, and loss of land to the bypass, both of which would add to the range of impacts on Longstanton from the development of Northstowe to its east, and the specification of the B1050 as one of the main routes into the new settlement.

#### **SP/5 – Allocations for class B1 and B2 employment uses**

Proposes allocations for sites at Gamlingay (4ha), Over (1ha) and Papworth Everard (6.5ha). All proposals reflect allocation proposals from earlier plans.

#### **Sustainability Appraisal Objectives**

[abridged in some cases]

#### **Assessment**

Short Med. Long

#### **Comments / Proposed Mitigation**

In the assessments below, where appropriate, the first symbol refers to Gamlingay; the second to Over; and the third to Papworth Everard, and these locations are referred to as G, O and P respectively.



1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	- / ~ / -	- / ~ / -	In absolute terms development at G and P appear to take open land that may be currently under agriculture and is undeveloped, whereas that at O extends an existing industrial / business area.
1.2 Reduce the use of non-renewable resources including energy	~	- / ~ / -	- / ~ / -	Again, in absolute terms, all three will increase energy use, although that at Over appears modest due to its small size.
1.3 Limit water consumption to sustainable levels	~	- / ~ / -	- / ~ / -	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	Gamlingay Wood (SSSI – ancient woodland) lies to the north on the opposite side of the village from the proposed development.
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Biodiversity value of the sites cannot be established at this stage, but both G and P involve loss of open land and suggest some impact.
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	~	- / ~ / (-)	- / ~ / (-)	At G development extends an existing industrial site but it lies across a small valley from the village college and its playing fields and therefore visual impacts will need mitigation. This applies also to P where the development, if it occurs in the near future, would overlook the hospital, although the need for visual mitigation is already recognised in the adopted Local Plan. At O development is proposed beyond the village framework in an business/commercial area where its impact should be negligible provided the structures are low-level.
3.3. Create places and spaces that look good and work well	?	?	?	Effect assumed to be neutral provided adverse impacts such as visual intrusion are negligible or mitigated effectively.
4.1 Reduce emission of greenhouse gases and other pollutants	~	(+)	(+)	Incremental contribution if development provides employment for local residents, reducing commuting and encouraging non-car access, however other impacts such as noise, dust, etc. will depend on the nature of the planned development and cannot be determined at this stage. Developers should be required to submit a transport assessment to identify access routes and to

				ensure any growth in car traffic and good vehicles is mitigated and, where necessary, routed to avoid impacts on the adjacent village. It may be appropriate to seek developer contributions for the Papworth Everard bypass, and to consider where the site should be developed before the bypass is open if it is likely to affect current traffic through the village.
4.2 Minimise waste production and support recycling	~	- / - / -	- / - / -	All developments likely to contribute to waste arisings. Specific impact depends on land use, with research facilities possibly producing additional special wastes.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	? / ~ / ~	? / ~ / ~	Flood risk is an issue at G where approximately half the site lies within the floodplain of Millridge Brook, although only a small proportion lies within a flood risk area. Minor mitigation may be needed reflecting provisions of policy NE/16.
5.1 Maintain and enhance human health	~	+ / + / +	+ / + / +	Potential contribution in each case provided the policy does result in local employment for local people who commute on foot or cycle.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Assessment assumes the land taken is not currently open for the public.
6.1 Improve the quality, range and accessibility of services and facilities	~	+ / + / +	+ / + / +	As for 5.1.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	+ / + / +	+ / + / +	In principle the proposals contribute to employment provision in rural areas, though they are offset by other impacts.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+ / + / +	+(+) / + / +(+)	Clearly the principal objective of this policy. Scores are higher for G and P where the scale of development, and therefore growth in employment, are assumed to be greater. Also implicitly supports the rural economy.

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+ / + / +	+ / + / +	Small scale contribution to business development, but effect on other criteria depends on nature of land use.
<b>Summary of assessment:</b> The policy proposes three small business or commercial (not industrial) developments, two of which extend existing B-class land use. It supports proposals to provide small-scale growth in rural employment which also supports sustainable transport and development objectives. The policy restricts land use change to business and research (rather than commercial / industrial) use which will help to limit its impact.				
<b>Summary of mitigation proposals:</b> Main requirements are for visual mitigation, particularly at Gamlingay where the development would be overlooked by recreational areas, and at Papworth Everard where the site would be partly overlooked by the hospital if it is developed in the near future. Developers should be encouraged to submit transport assessments for redevelopment in line with policy DP/2. That at Papworth should also be linked to the proposed bypass and consideration may need to be given to delaying a change in use if it is likely to add to traffic levels through the village. Both requirements are covered by policies in the Development Proposals section.				
<b>Secondary, cumulative or synergistic effects:</b> The policy aims to exploit synergies of providing rural employment in appropriate sites and sustainable transport objectives.				

### SP/6 – West of St Mary's church, Gamlingay

Proposes a modest extension of the church's graveyard.

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	~	~	~	Effect assumed to be negligible given the size of the development.
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	~	~	~	No important sites in the immediate vicinity, and nature of the development means little appreciable impact.
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	~	~	~	Appears to take a small field and therefore implicitly provides for increased access, albeit on a small scale.
3.1 Avoid damage to designated historic sites and their settings	++	++	++	Policy makes clear provision to allow inspection and assessment of archaeological remains believed to be present and which is consistent with policy CH/2. The nature of the remains and their importance cannot be established at this stage, however CH/2 determines the appropriate treatment.
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	~	~	~	Lies several hundred metres north of the floodplain / flood risk area of Mill Brook. Impact of water table level on proposed use of the land cannot be determined at this stage.
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	(+)	(+)	(+)	Increase in graveyard space presumably necessitated by the lack of land in the yard adjacent to the church.
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	+	+	+	Supporting text makes it clear the choice of site was made with

people in the community	local public 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	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Little to comment on. The policy involves land use change in the south-west corner of the village on a plot overlooked by housing. However it represents a largely sympathetic change of land use, leaving the site open and also more accessible. There are no clear local impacts, and the site is adjacent to the church and has road access.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

### **SP/7 – Allocations for open space**

Proposes to allocate adjacent to existing recreation grounds and playing fields to extend them in order to meet minimum targets for the provision of open space or improve quality of this space for certain schools at two sites in Over and one each in Stapleford, Swavesey and Longstanton. All policies have been saved from the adopted Local Plan.

#### **Sustainability Appraisal Objectives [abridged in some cases]**

#### **Assessment**

#### **Comments / Proposed Mitigation**

**Short Med. Long**

In the assessments below, where appropriate, the first symbol refers to Over; the second to Stapleford; the third to Swavesey and the fourth to Longstanton.

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Nature of current land use cannot be determined from map evidence although all appear to be open, undeveloped and possibly fallow land or pasture. Development at Stapleford will take land just to the north of a farm but this is surrounded by other open land and recreational space. That at Swavesey is assumed to take land from an adjoining farm. However in each case the development does not entail irreversible loss.
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	?	?	?	Unable to determine whether any site has any importance. The change of land use may result in some disturbance for local wildlife, assuming the plots currently have no public rights of way.
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	~	~	~	
3.3. Create places and spaces that look good and work well	+	+	+	Intrinsically supportive in providing for an appropriate level of local amenity. The nature of the land use change is sympathetic and those at Stapleford and each development increases the size of a single area, which appears to offer more flexibility for its use compared to fragmented space.
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	~	~	~	Swavesey site is entirely within the floodplain of an adjacent brook although its open aspect clearly supports flood risk mitigation.
5.1 Maintain and enhance human health	++	++	++	Providing areas for exercise readily accessible on foot or cycle.
5.2 Reduce and prevent crime and the fear of crime	+ / ? / ? / ?	+ / ? / ? / ?	+ / ? / ? / ?	Positive rating for Over where both the recreation ground and school playing field are overlooked by housing on three or four sides, whereas at Stapleford the space is more open and overlooked on one side only. At Longstanton the land lies within the village framework and is barely overlooked (although this may change with proposed redevelopment of the land to the west – see policy SP/4). At Swavesey it is outside the framework by adjacent to it and a coherent extension of the existing Glebe.

5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	Clearly the primary objective of this policy.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Supportive of 5.3. One site at Stapleford is known to have a pavilion and it is not clear whether expansion of the playing fields would require extension of this building, or how this would be funded as there is no residential development planned in the vicinity.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly positive as the policy deals with current under provision, which is an issue of each of these settlements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Impact unclear but at worst neutral and may encourage more local recreation.
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> Policies are sustainable, necessitated by government open space standards, consistent with those in the Structure Plan and in this DPD (SF/13). The Over playing field extension and land at Longstanton lie within the existing village framework; that at Swavesey lies outside the framework but adjacent to it, while that at Stapleford lies in the Green Belt. In each case the nature of land use change will retain the areas's open aspect, and improve access to recreational facilities without apparently affecting local character (ie. it is consistent with policies CH/6, DP/8 and GB/7, without compromising GB/8).				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### **SP/8 – Character of village centres**

**Proposes specific measures to control any change of use or redevelopment in the centres of Great Shelford and Histon, both of which are already congested, such that further problems would not adversely affect their character.**

<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
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	++	++	++	Clearly intended to preserve character in this local centres and the residential areas around them, and to prevent further domination of these areas by vehicles.
3.3. Create places and spaces that look good and work well	++	++	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Will prevent further congestion and its local impact on air quality.
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	+	+	+	As for 4.1.
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 does not preclude sensitive and/or appropriate development, however it suggests that the capacity of the existing employment land stock is largely exhausted. This limits the scale and type of redevelopment that might occur, and appears inconsistent with policy ST/2 which nominated both settlements as Rural Centres and therefore priority sites for additional 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	~	~	~	Indirect relationship insofar as the policy prevents conversion of housing adjacent to the village centres to other uses.
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	?	?	?	Suggests there are potential limits on local employment growth although this does not preclude some change in opportunities if sites are redeveloped.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(-)	(-)	(-)	Suggests limited scope to expand the local economy since these constraints apply in Rural Centres and in potentially the most accessible sites, and are therefore consistent with
<b>Summary of assessment:</b> Consistent with Structure Plan policies and with those in this plan on retail development (SF/5) and protecting village character (SF/1). However, while this policy does not preclude appropriate redevelopment it appears to suggest these centres are close to capacity, with limited additional space for development and traffic problems. While this policy clearly aims to prevent a worsening of any access problems it also suggests an inconsistency with: their designation as Rural Centres in policy ST/2; their role in the retail hierarchy in policy SF/2; and sustainable development objectives (see policy ST/2 bullet point 2).				
<b>Summary of mitigation proposals:</b> Resolve the apparent inconsistency outlined in the comment above.				

**Secondary, cumulative or synergistic effects:** The policy appears to deal with cumulative effects of the growth of these two villages as rural service centres and, as such attempts to mitigate further adverse change. However, if this constrains further immigration of services and development it may be pushed into less sustainable locations. The impact of this development is unclear, and it should also be borne in mind that Northstowe and Cambridge East have higher priorities for growth as Rural Centres.

**SP/9 – Linton special policy area**

**Proposes to constrain further development of the village to the south of the A1307 as this location is already severed from the main part of the settlement by the main 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	~	~	~	
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	(+)	(+)	(+)	Indirectly supportive in that it aims to prevent inappropriate development in an area that is not a coherent part of the existing settlement.
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	(+)	(+)	(+)	Aims to prevent further development in a part of the village which has poor accessibility to local services.
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	(+)	(+)	(+)	As for 6.1.
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 preventative policy which recognises the dislocation of part of the existing settlement and aims to ensure it will not worsen. The policy text does not refer to measures to improve access for residents in the area and the assessment assumes that the Council is satisfied that the level of dislocation is acceptable.</b>				
<b>Summary of mitigation proposals: See above.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>SP/10 – Former Land Settlement Association estates</b>				
<b>Safeguards land in Great Abington and Fen Drayton.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	At both sites the land is currently under agriculture (level of production is unknown).
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	+	+	+	Liabile to be supportive as it mains the openness of the existing land use.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Presumably remains under limited access but this is not the objective of this policy.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Contributory role.
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	~	~	~	As for 2.3.
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	+	+	+	Aims to maintain agricultural use and therefore local employment in an appropriate sector.
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 designed to retain two quite substantial areas which are currently given over to small plots of agricultural use to prevent loss of resource and expansion beyond the village framework. The policy intrinsically supports many of the environmental objectives insofar as it prevents the land being used for purposes that might increase water or energy consumption, and is consistent with a policy in the Structure Plan.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### **SP/11 – Papworth Everard village development**

Provides an outline of possible sympathetic redevelopment of the heart of the village in the event that Papworth hospital is relocated to an enlarged Addenbrookes site.

**Sustainability Appraisal Objectives**  
 [abridged in some cases]

**Assessment**  
 Short Med. Long

**Comments / Proposed Mitigation**

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+++	+++	+++	Clearly aims to maximise use of brownfield land.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on nature of replacement land uses, although these are likely to be negative in absolute terms as redevelopment would increase the level of occupancy.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	–	–	–	The eastern side of the eastern half of the development abuts Papworth Wood SSSI which is an important area of secondary woodland. Further consideration of the specific impacts is continuing.
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Development proposals would need to maintain the open aspect and ideally preserve the tranquillity of the site (particularly the eastern part).
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	The hospital area is not strictly countryside as it lies within the village framework.
3.1 Avoid damage to designated historic sites and their settings	++	++	++	Proposals clearly identify the need to preserve the setting and associations of the hall and the hospital. This might be achieved by redevelopment of the key structures for appropriate alternative use, however any changes would have to be meet conditions of policy CH/5 as the site has conservation area status.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly the principal purpose of both components of the policy. It is assumed that redevelopment of the West Central site would prioritise employment and community use provision along the high street, particularly at the northern end opposite the existing library and other village centre facilities.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	Relocation of the hospital suggests a significant disruption of the community if/when it occurs, and it is not clear from text in this policy or the adopted Local Plan whether this will be phased. To achieve this objective the relocation and redevelopment would ideally need to be phased to minimise the disruption of local life even if this extends the time needed to complete the changes.

4.1 Reduce emission of greenhouse gases and other pollutants	~	+	++	Clearly beneficial if redevelopment provides more local jobs, although the extent to which relocation of the hospital would force relocation of its staff is not evident at this stage.
4.2 Minimise waste production and support recycling	?	?	?	Would imply a significant change in the nature of wastes, and presumably an overall increase if redevelopment results in an increase in population.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Impact not clear at this stage. Assuming a high level of local residents work in the hospital then a change of some land to other employment for residents in the village would not result in any change, while some residents might face commuting journeys to the hospital's new site (though this is a consequence of relocation and not of 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	~	~	~	Impact is neutral provided redevelopment on the eastern side of the village can retain its open nature.
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	The policy provides for at least maintaining the level of basic amenity and improving it if possible in conjunction with providing other amenities, facilities and alternative employment.
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	~	+	++	Redevelopment with housing would enable the Council to apply policies HG/2 and HG/3 to support this objective.
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Provides for community facility provision, and this could be quite important in view of the change to village life if the hospital relocates.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	(-)	(--)	Relocation would presumably shift a large proportion of local employment in the hospital and associated facilities to another site, which the policy would only partly compensate with new employment. However this adverse impact is primarily the result

				of the decision to relocate, not of this policy.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Depends how well it can weather the significant change implied by relocation.
<b>Summary of assessment:</b> It is essential to distinguish between the impacts of relocating the hospital and the proposal in this policy for how the newly available land should be re-used. Relocation will have a huge impact on a small settlement largely based on the hospital and its associated facilities, and the policy attempts to compensate this to some degree by providing for additional employment and for amenities which will help to retain a coherent community during a period of change. The policy itself provides for sensitive redevelopment of the land occupied by the hospital, which represents a significant proportion of the southern half of the village framework, and to enable the settlement to re-establish itself after a significant change.				
<b>Summary of mitigation proposals:</b> The key mitigation requirement will be the phasing of the redevelopment of the area to minimise its impact on traffic, noise, etc. (all of which would be addressed in more detail in subsequent development guidance and in an EIA) and to provide for a period of transition. Much of the redevelopment occurs in the southern half of the settlement and plans would also need to address construction traffic impacts.				
<b>Secondary, cumulative or synergistic effects:</b> The primary secondary effect appears to be the impact of relocating the hospital on commuting patterns if those working in the facility choose to remain in Papworth Everard. This would clearly have an impact on traffic levels at a time when there may be additional traffic into the village as redevelopment begins.				

### SP/12 – Duxford Imperial War Museum

Identifies the Museum as a heritage asset of at least national significance (it has US associations) which should be treated as a special case, though controls on displays and both temporary and permanent development will persist.

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> Principally a procedural policy which cannot be assessed using these objectives. The policy protects its status while maintaining controls on activity on the site. We assume that the traffic impacts of events would continue to be managed and monitored by existing processes (as they are scheduled and advertised well in advance and therefore a known impact), while many of the on-site safety issues are the domain of the Civil Aviation Authority or the responsibility of the Museum's management and trustees. We assume non-display use of the airfield would be subject to policy TR/7.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

### SP/13 – New road infrastructure

The policy proposes to safeguard land for a western bypass for Papworth Everard and a bridge to replace the level crossing at Foxton. It also proposes to seek developer contributions for a bypass to the northwest of Longstanton which is partially linked to a planning application for a residential extension to the village.

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	—	—	—	All three proposals involve the loss of land currently under agricultural use (the bridge at Foxton is assumed to be aligned to the west of the level crossing). The relative sustainability of these proposals therefore depends on the extent to which they mitigate other local problems of congestion on the A10, and in the centre of the other two villages.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Neutral impact provided that improving traffic flow does not result in increased traffic levels and/or compromise other initiatives to promote more sustainable transport. This is a particular issue at Longstanton due to its proximity to the Northstowe settlement and the proposed Rapid Transit route.

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	None of the proposed sites is in the vicinity of local or more significant nature designations.
2.2 Maintain / enhance range and viability of characteristic habitats and species	—	—	—	All three developments are linear and therefore potentially create barriers to wildlife which will require some mitigation measures.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	All features will use areas that appear to have little open access.
3.1 Avoid damage to designated historic sites and their settings	?	?	?	No scheduled monuments evident but further investigation (using the SMR) would be needed of whether there are important artefacts recorded along the route.
3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Again, three linear features will have landscape impacts, particularly the Foxton bridge, although that of the two bypasses must be weighed against compensating improvements in the village centres where the intrusion of the road as a barrier to movement will be eased.
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	—	—	—	In isolation the features do nothing to encourage reduced use of cars. However there will be compensating benefits from reduced congestion resulting from the bypasses (air quality and noise impacts), and very localised air quality improvements from freer flowing traffic at Foxton. However the two bypasses will shift some impacts and may affect one side of each village without appropriate mitigation. This is a particular issue at Papworth where the route (presumably taken around the west to avoid the ultra-sensitive receptor of the hospital appears to lie within 200m of a conservation area). Mitigation would involve lighting or bunds, both of which are artificial features in these settings. Moreover we assume both bypasses would be unlit to prevent light spill into currently unlit areas, and the elevated ramps and bridge at Foxton may result in similar localised problems.
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~ / –	~ / –	~ / –	Not an issue at Foxton or Papworth, but the northern part of the Longstanton bypass would cross fluvial floodplain.
5.1 Maintain and enhance human health	?	?	?	Does not appear to encourage alternative and more health forms of transport, although there are localised compensating air quality benefits.
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> All three developments have clear adverse impacts in terms of sustainability. A particular concern is that in mitigating congestion the schemes would transfer impacts, such as noise, air quality and light pollution, to adjacent sites. For example, at Papworth the bypass would pass close to a conservation area that is currently some way from the main road through the village. All three schemes present potential problems because mitigation could introduce unnatural features into the landscape. The proposals do little to encourage sustainable transport although this does not mean that the plan should ignore congested areas where traffic measures are essential, and we also acknowledge two of the developments reflect Structure Plan policies, though it is not evident whether any form of sustainability assessment / appraisal was conducted.				

**Summary of mitigation proposals:** Appropriate mitigation would be needed for all three developments. Given the more rolling nature of the land around Papworth Everard it might be possible to intersperse low bunds with fencing, but this does not appear to be an option at Longstanton where both features would appear alien. In all three cases there appears to be a case for leaving the new layout unlit, although the impact of this would need further consideration on road safety grounds.

**Secondary, cumulative or synergistic effects:** The main potential impacts come from any knock-on effect of reduced congestion (or blocking in the case of Foxton) on traffic levels.

### SP/14 – Rapid Transit

States the intention to safeguard land for a guided bus way using part of the former Cambridge to St Ives railway. The policy also states the intention to seek developer contributions to fund developments of parts of this infrastructure.

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	+	+	+	Supportive since it represents re-use of derelict land.
1.2 Reduce the use of non-renewable resources including energy	~	(+)	(++)	No impact immediately but once built the facility offers opportunity for modal switching for Northstowe and other local communities so this policy is implicitly supportive.
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	(-)	(-)	(-)	Not possible to assess from the data available to a desk study. This depends on the extent to which this feature has been partly recolonised by wildlife, and its extent as a corridor. Appropriate mitigation measures (crossings, and tunnels) would need to be considered as part of the scheme.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	No evidence available of impacts.

3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	The line was once used for normal rail so does a return to this use represent a return to 'business as usual'? Given restrictions on the use of the route it is probable that visual impact of vehicles using it will be negligible, and the guiding infrastructure can be hidden.
3.3. Create places and spaces that look good and work well	?	?	?	Largely depends on public reaction to the Rapid Transit system, although this policy is concerned with land allocations only.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	++	Clearly offers the potential to reduce emission levels by diverting commuters living along the route away from private cars.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	—	—	—	Given its route the link will cross several floodplains and some protective measures will be necessary to minimise the risk of disruption to very low frequency events.
5.1 Maintain and enhance human health	~	~	?	Possible long term impacts on air quality if modal shift occurs.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	The assessment assumes there is no public right of way along the current route, although clearly this would be a negative impact if this is not the case.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Improves accessibility of public transport, and the Transit system should also make it easier to reach the centre of Cambridge.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	It could be argued the system will provide benefits for communities along the route which are denied to others, but this is not consistent with its obvious sustainable transport benefits.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	+	++	Clearly positive if it improves the accessibility of employment in northern Cambridge and the city centre (see also policy SP/3).
7.2 Support appropriate investment in people, places,	~	+	+	Supports appropriate investment in new infrastructure that

communications and infrastructure				conforms to sustainability principles.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	?	?	Economic impact is difficult to judge at this stage.
<b>Summary of assessment:</b> The assessment markings are perhaps a little generous since they reflect the benefits of the Rapid Transit system itself (as a mechanism for modal shift and as a sustainable form of transport), whereas the plan policy merely safeguards land for this purpose. The only potential concern is the extent to which Section 46 contributions can be obtained since we assume that this mechanism will be already used extensively to fund other infrastructure in the Northstowe area.				
<b>Summary of mitigation proposals:</b> Once work begins on the design of the system, consideration will need to be given to minimising the visual impact of the guide barriers, and to providing habitat mitigation or artificial movement corridors for wildlife in those areas where the existing line has been at least partially recolonised. However the policy in this plan does not require change. We understand these issues would be addressed by Cambridgeshire County Council which is responsible for taking forward the scheme.				
<b>Secondary, cumulative or synergistic effects:</b> None identified (aside from cumulative transport impacts (benefits) of the system itself.				

<b>SP/15 – Rail infrastructure</b>				
<b>Proposes to safeguard land at Chesterton Sidings for a railway station and interchange facility.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	Brownfield development. Development not yet at the master planning stage so benefits would take time to build.
1.2 Reduce the use of non-renewable resources including energy	~	(+)	+	Potential benefit from supporting sustainable transport objectives and travel choices, although this policy deals with a single site.
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	~	~	~	See assessment for policy SP/2.
3.3. Create places and spaces that look good and work well	~	~	~	See assessment for policy SP/2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	See assessment for policy SP/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	?	?	?	Potential benefits if improved transport encourages more walking or cycling though it is not clear whether this is the case from the detail in the current supporting text.
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	~	+	++	Will support objectives of improved accessibility, travel choice and communal transport once completed.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly beneficial if it delivers better travel choice, especially for those without a car.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	See assessment for policy SP/2.
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	~	(+)	+	Some potential benefit from mixed land development (see policy SP/2 for more detail).
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	



7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Assumed to support Cambridge city centre's position in the sub-regional hierarchy.
<b>Summary of assessment:</b> A companion policy to SP/3 which deals specifically with the intention to develop a rail interchange that is integrated with other land uses proposed in the other policy. As such it clearly supports sustainable transport policy and the favoured mixed land use proposals of PPS1 and PPG13, as well as contributing to brownfield land utilisation targets.				
<b>Summary of mitigation proposals:</b> See the assessment for SP/3.				
<b>Secondary, cumulative or synergistic effects:</b> See the assessment for SP/3.				

<b>SP/16 – Rail freight</b>				
Proposes safeguarding sidings and other facilities at five locations to ensure their continued availability for redeveloped as interchange facilities should this be required at a future (unspecified) time.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly supports redevelopment of brownfield land although the impact of possible expansion of some sites (which are compact) may have an adverse impact.
1.2 Reduce the use of non-renewable resources including energy	(+)	(+)	(+)	Potentially supportive if it shifts freight movement off the road.
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	?	?	?	Cannot be assessed with the available information. The sidings at Foxton and Duxton lie between / adjacent to open fields and therefore may have some biodiversity impact if redeveloped (especially in terms of the need for improved road access).
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Impact cannot be assessed at this stage with the available information, and would only occur if the existing curtilage of the sites was extended.

3.2 Maintain diversity and distinctiveness of landscape and townscape	—	—	—	Potential adverse impacts from site infrastructure and vehicle movements. This appears a particular issue at Foxton and Fulbourn, and could add to vehicle movements at Duxford.
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	?	?	?	Overall benefit from reducing HGV movements as a result of redeveloping this land, however there would be some local impacts from increased lorry access to any interchanges.
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	?	?	?	Localised impacts of HGV movements around interchanges.
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	?	?	?	Employment / economy benefits cannot be quantified at this early stage as the policy does not imply redevelopment soon or indicate priorities.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and	?	?	?	As for 7.1.

adaptability of the local economy
<b>Summary of assessment:</b> As with policy SP/14 the markings reflect the sustainability of the concept of providing rail interchange facilities where feasible in order to shift some freight traffic off roads. The policy itself is procedural, requiring only the safeguarding of land at this stage and is therefore clearly sustainable.
<b>Summary of mitigation proposals:</b> Impacts of increased HGV movements, including noise, light, and other impacts would need to be considered if redevelopment is taken forward, but are not drawbacks of the safeguarding proposal. Moreover in safeguarding this land the Council is providing advanced notice of the possibility of redevelopment.
<b>Secondary, cumulative or synergistic effects:</b> None identified.

<b>SP/17 – Cambridge Airport safety zone</b>				
Prevents development within the defined safety zone if it would increase the number of people likely to be within the zone. The exclusion appears to cover housing, employment land and any other land use that would cause people to congregate 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	(++)	(+)	~	Intrinsically supportive. Effect diminishes as the site is redeveloped as the Cambridge East urban quarter.
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	+	+	+	Supportive as it maintains the generally open character of much of the area.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	No real impact as much of the area lies within the airport perimeter and is therefore inaccessible to the public.
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 supportive insofar as the zone aims to limit consequences of an aircraft crash or similar incident.
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	?	?	~	Might prevent development of employment appropriate to the vicinity of the airport, although its limited commercial use and pending relocation means this is probably irrelevant.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	See 7.1.
<b>Summary of assessment:</b> Largely a procedural policy required by Dept for Transport regulations to ensure a minimum level of safety and protection for activities and land uses within the vicinity of the airport. While it might prevent use of land for employment thaty it is appropriate to co-locate with an airport, the limited activity and pending re-location of aviation activities means this is largely irrelevant.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

<b>SP/18 – Cambourne</b>				
<b>Proposes changing the master plan for the development to reflect higher housing densities required by the latest planning guidance on housing.</b>				
<b>Sustainability Appraisal Objectives [abridged in some cases]</b>	<b>Assessment</b>			<b>Comments / Proposed Mitigation</b>
	<b>Short</b>	<b>Med.</b>	<b>Long</b>	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	States that all development remains within the Village Framework and therefore increased density meets this objective while also complying with PPG3.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	(--)	Increased density implies additional resource use in absolute terms, although the impact could be considered neutral if this is helps to achieve housebuilding targets and limits the loss of other land.
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	?	?	?	Requires changes to master plan and this should not result in the net loss of open space within the village framework.
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	?	?	?	Depends on detailed design but effect assumed to be neutral.
3.3. Create places and spaces that look good and work well	?	?	?	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Increases housing provision at Cambourne but impact on emissions depends on pattern of employment and quality of public transport links.
4.2 Minimise waste production and support recycling	~	(-)	(---)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	As for 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	++	Proposes Section 46 agreements to secure funding for additional infrastructure. Effect assumed to build as the changes will affect the later stages of expansion of Cambourne.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Assumed to be beneficial if it contributes to the stock of affordable housing in a location designed to reflect principles of sustainable development and communities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Policy HG/3 ensures additional density will contribute to the stock of 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	?	?	?	Not clear that extra housing will be matched by proportional growth in local employment, and this suggests a possible increase in commuting which appears inconsistent with
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Section 46 agreements to support infrastructure provision.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Largely a procedural policy necessitated by changes to housing policy that have been enacted since the construction of Cambourne began. It is sustainable insofar as it will provide additional housing within the existing framework (but with some modifications of layout, presumably) and some corresponding growth in communal infrastructure. We understand that the business park has higher employment density than envisaged and this will clearly contribute to reduced commuting.			
<b>Summary of mitigation proposals:</b> The point above suggests improvements in public transport provision or travel choice are needed to support expansion on this scale. Also revision of the master plan should ensure the re-design does not reduce the provision of open space within the settlement, nor should it obstruct green corridors and similar features (this is covered in principle by policy SP/19).			
<b>Secondary, cumulative or synergistic effects:</b> Possible impact of increased commuter traffic on the A428 in particular.			

<b>SP/19 – Cambourne approved master plan and design guide</b>				
States the plan for a settlement comprising three villages connected to a service/amenity core by a ‘spinal’ road; separated by open space in keeping with local settlement character, which will also be reflected in building design and materials.				
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	++	++	++	Implicitly ensures no additional loss above that which has been planned in from the outset.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Not stated explicitly but should be addressed by DP/ policies.
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	++	++	++	Supporting text clearly states importance of maintaining open space and vegetation. It is assumed these will remain in situ and not be replantings as this will maintain existing habitats.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	Clearly supportive, providing the green separation between the villages incorporated public rights of way.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly stated as a requirement in the supporting text.
3.3. Create places and spaces that look good and work well	+	+	+	Implicit, though policy and supporting text does not state it specifically.
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	++	++	++	Clearly supportive although policy aims to preserve open space within open land that will be partially redeveloped.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	As for 3.3.
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	~	~	~	Not mentioned, but is covered by policy SP/18.



7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> Another largely procedural policy establishing the primacy of the master plan and the requirement for development to meet the basic principles of design, materials, resource efficiency, etc. that are established by other policies, and the overall layout of the settlement.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

<b>SP/20 – Cambourne School Lane special policy area</b>				
Proposes the area as a special case for development at housing densities lower than those prescribed by PPG3 and policy HG/1 in order to provide appropriate layout at the border between part of the settlement and open land.				
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 states only the density of housing, not the total to be provided, and this raises the issue of whether redevelopment of this potentially sensitive area is obviated by policy SP/18 which provides for a significant increased in housing provision at Cambourne over the original master plan.
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	~	—	—	Development is occurring in a green wedge, and therefore some loss of vegetation will occur even with lower housing densities.
2.3 Improve opportunities for people to access the countryside and wild places	~	—	—	Appears to suggest green wedge land – some of which may be accessible to the public – would be lost.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	?	?	?	Acknowledges importance of maintaining green separation but appears to suggest some loss of quality if housing intrudes into an otherwise open area.
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	~	~	~	
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	~	—	—	Appears to reduce what might be provided.
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	~	~	~	Impact of lower density on housing tenure is not evident, though other policies should ensure affordable housing is provided.
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:** The policy aims for low density housing to preserve character in a sensitive area of the development. It does not indicate the scale of development (ie. area, no. of homes involved). Information in the text supporting the policy does not clearly support this as a sustainable development since it will occur in an area of local biodiversity value, and the intrusion of housing into the area – even at low densities – will have an impact on character.

**Summary of mitigation proposals:** Would require mitigation as specified in policies DP/2 and DP/3.

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