



## South Cambridgeshire Local Development Framework

### Northstowe Area Action Plan

Annex to ~~Draft~~ Final Sustainability Report |

### **Detailed Policy Assessments**

**SOUTH CAMBRIDGESHIRE  
LOCAL DEVELOPMENT FRAMEWORK:  
NORTHSTOWE  
AREA ACTION PLAN**

**ANNEX TO ~~DRAFT~~ FINAL  
SUSTAINABILITY REPORT:  
DETAILED POLICY ASSESSMENTS**

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## INTRODUCTION

This document is the Annex to the Draft Environmental / Sustainability Report on the ~~Cambridge Southern Fringe~~Northstowe Area Action Plan (AAP). It contains the detailed assessments of draft policies which the Council proposes to include in the AAP. It has been assessed using the Sustainability Appraisal (SA) Framework defined in the Council's Scoping Report, to determine how successfully the policies – individually and collectively – achieve agreed economic, social and environmental development objectives for the District.

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

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

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

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

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

## VISION & DEVELOPMENT PRINCIPLES

<b>NS/1 – The vision for Northstowe</b>				
<b>A straightforward statement of the nature of the settlement in terms of its sustainability, location and conformance with local design.</b>				
<b>Sustainability Appraisal Objectives</b> [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	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Creation of the new settlement is unsustainable in absolute terms as it represents a net increase in use of energy and other resources. In relative terms the effect is at worst neutral since it is predicated on government house building requirements, on RSS6, and on the Cambridgeshire Structure Plan, preparatory work for which identified Northstowe as the most sustainable location for a new settlement.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Policy aims to combine modern design and technical innovation with traditional layout of settlements of this area. <u>Post-consultation change to the vision makes clearer the desire for layout and character consistent with other fenland settlements.</u>
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	

6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Assumed to be addressed indirectly in terms of the desire to create a 'vibrant community'.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: Little to comment on: a very straightforward and general statement of purpose.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

### NS/2 – Development principles

Defines the overall 'brief' for Northstowe in terms of design and layout, access and accessibility, services and amenities, housing and employment. It requires developers to submit Master Plans and Design Guides detailing the intended approach to delivering all these requirements.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Clause j) refers to low carbon / low emissions technology.
1.3 Limit water consumption to sustainable levels	~	~	~	Not addressed specifically by this policy – ideally it should be given the importance of water conservation and since other objectives (which are also covered by other specific policies) are mentioned.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Clauses m) and n) refer to biodiversity improvements and 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	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Various references to the need to combine vitality, diversity, traditional design, green separation and appropriate landscaping of the edges of the settlement to minimise its impact on the adjacent areas. <u>Post consultation change emphasised the intention to reflect historical associations of the site.</u>

3.3. Create places and spaces that look good and work well	++	++	++	Implicit insofar as it is assumed the design principles stated in the policy will be approved / valued by prospective residents. Also implied by clause t). <u>A further post consultation change proposes that design should also reflect other traditional elements introduced in newer development in the sub-region.</u>
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Clauses p) to r) refer to sustainable transport modes.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Addressed in clause z).
5.1 Maintain and enhance human health	+	+	+	Implicit in references to sustainable transport modes and promotion of healthy lifestyles is mentioned in clause k). <u>Post-consultation change adjusted this clause referring to providing a healthy and safe environment, implicitly recognising that adoption of a healthy lifestyle is up to residents and not a function of the AAP.</u>
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Desirability of a safe environment is mentioned in clause k).
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Mentioned indirectly in references to green corridors.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Clearly stated as a priority, and defines Northstowe's role as a service centre for local residents and to serve the surrounding villages.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addressed in clause i).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Addressed in clause i).
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	++	++	++	Clauses u) and v) acknowledge need to support growth of the sub-region's industrial and commercial strengths while providing balanced range of employment for local residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Implicit?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	As for 7.1, and also in clauses acknowledging Northstowe's role as a centre for other settlements to the north of Cambridge.

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

**Summary of mitigation proposals:** Our primary concern is that this statement is duplicated by the rest of the AAP, with individual policies addressing each of the 'clauses' of this policy. We suggest it might be appropriate to incorporate some of this content into NS/1 making it a broader statement of key objectives, and to remove the rest of NS/2 since the specifics are detailed by other policies in the AAP. Regardless of which approach is taken, we consider the need for water conservation is a key sustainability issue and potential significant impact which warrants mention in the policy alongside energy conservation.

**Secondary, cumulative or synergistic effects:** The objective of Northstowe is to exploit the synergy of a centre that is sufficiently large enough (in terms of local population, employment and amenity) that it establishes itself as a market town, providing opportunities for local residents and those in surrounding villages to access a range an appropriate level of services, while providing housing close to local employment and in Cambridge.



## THE SITE & ITS SETTING

<b>NS/3 – The site for Northstowe</b>				
<b>The policy text defines the footprint of the settlement, setting housing capacity and the need for associated infrastructure.</b>				
<b>Sustainability Appraisal Objectives</b> <b>[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	++	++	++	Inherited from initial review of potential sites. Maximises use of brownfield military land (plus land currently occupied by the golf course).
1.2 Reduce the use of non-renewable resources including energy	(-)	(—)	(—)	As for policy NS/2, the development is not sustainable in absolute terms as it increases energy consumption, however the use of efficient technology can help to reduce consumption per capita (or per household), and the overall relative impact must be assumed to be neutral if the requirement to expand the housing stock is a pre-requisite of national, regional and county policies.
1.3 Limit water consumption to sustainable levels	(-)	(—)	(—)	As above.
2.1 Avoid damage to designated sites and protected species	?	?	?	Supporting text advocates avoiding damage to national nature designations, though the objective should be to avoid or mitigate impacts on 'lesser' designations. This issue is addressed by policies NS/20 and NS/21.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Addressed by NS/2 and NS/5 and NS/6; this policy focuses on the built environment.
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	(+)	(+)	(+)	As for 2.1, although the supporting text refers to the need for green separation from Longstanton and Oakington.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicit in references to the guided busway and other linking services within the settlement.
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	(+)	(+)	(+)	Addressed by NS/2 and NS/5, and also mentioned in supporting text.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Refers to range of facilities that are considered essential to creating a sustainable community (though this list is considerably shorter than that in policy NS/12).
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Mentions only overall size and need to contain the size of the settlement to limit its impact on neighbouring villages. However housing requirements are addressed by other policies.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Limited mention of scope of employment (this is addressed in NS/2 and NS/11) but the supporting text provides rationale for education requirements, focusing specifically on secondary schooling needs.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Relationship with surrounding local economy – ie. as service and employment centre – is addressed in passing.
<b>Summary of assessment:</b> Little to comment on as the selection of the site is predicated on earlier sustainability assessment undertaken for the Cambridgeshire Structure Plan, and the supporting text is consistent with the objectives of creating a sustainable new community.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

<b>NS/4 – Extended Cambridge Green Belt</b>				
<b>Establishes that the northern Cambridge Green Belt will be extended to surround Northstowe to help preserve the openness of the remaining land in the area and ensure the settlement will not merge with the adjacent villages.</b>				
<b>Sustainability Appraisal Objectives</b> [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	+	+	+	Incorporates re-designation of Green Belt reflecting the exceptional nature of development at Northstowe will respecting the need to maintain separation between settlements.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+	+	+	Intrinsically supportive since it maintains the open aspect of the landscape, limiting the interference of built development with the natural recharge of groundwater.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive.
2.3 Improve opportunities for people to access the countryside and wild places	(+)++	(+)++	(+)++	Not stated <u>explicitly in the original policy</u> but an implicit objective of Green Belt policy. <u>A post consultation change made explicit the intention of developing a rights of way network to better connect Northstowe with the surrounding countryside.</u>
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	One of the primary objectives of Green Belt policy.

3.3. Create places and spaces that look good and work well	+	+	+	Implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Also implicitly supportive. Preserving the open aspect of the landscape will help to maintain air quality provided appropriate controls are in place to minimise dust contamination, etc. Green separation will also help to limit noise and other impacts on the adjacent villages.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(++)±	(++)±	(++)±	Beneficial provided there are public rights of way for exercise across the Green Belt <a href="#">This requirement was made explicit by the change referred to above (objective 2.3).</a>
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 <a href="#">2.35-4.</a>
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** A sustainable policy extending the Green Belt to maintain strategic separation of Northstowe from the surrounding settlements. [Post consultation change made more explicit the intention to create rights of way to link Northstowe with its surroundings.](#)

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

**Secondary, cumulative or synergistic effects:** The LDF involves re-designating Green Belt land in the vicinity of Northstowe and also in the Cambridge East and Cambridge Southern Fringe areas. Collectively re-designation weakens the perception of the Green Belt status as a constraint on development, and implies that concerted development pressure in the longer term could result in further changes. However, it is recognised that the changes proposed here implement the proposals of both RPG6 and the Structure Plan and involve an extension to the Green Belt as a response to an exceptional circumstance, namely the building of a new town.

### NS/5 – Landscaping the setting of Northstowe

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

#### Sustainability Appraisal Objectives

[abridged in some cases]

#### Assessment

Short      Med.      Long

#### Comments / Proposed Mitigation

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Containment is provided by other policies including NS/4.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Not mentioned explicitly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Importance of appropriate landscaping to maintaining and re-establishing biodiversity is clearly stated.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	The role of green spaces and other landscaped features in providing for recreation within and beyond the edge of the settlement is clearly stated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Any benefits subsumed by 3.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Very clearly the principal objective of this policy, to ensure that the setting of the new settlement is consistent with that of older established villages in the local area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clause vii refers to providing opportunity for formal recreation.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Clearly a sustainable policy that ensures the setting and physical appearance of the new settlement within its surroundings is in harmony with the setting and appearance of other local communities.

**Summary of mitigation proposals:** None.

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

**NS/6 – Green separation from Longstanton and Oakington**

**Defines the purpose of maintaining, and minimum extent of separation, between Northstowe and the closest settlements of Longstanton and Oakington, and the nature of landscaping and vegetation that will be provided.**

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 provided the green separation limits visual impact <u>and</u> prevents the settlements coalescing in the longer term.
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	++	++	++	Biodiversity value is implicit in the policy, which also requires the preservation of natural vegetation features and additional planting with locally representative species and stands.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	Policy makes specific reference to the role of separation areas for appropriate levels and types of public access, but excluding inappropriate uses (eg. formal recreation) which would adversely affect tranquillity and be likely to disturb local wildlife.
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Assumed to be positive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Policy clearly aims to reproduce the vegetation and landscape patterns typical of the surrounding character area and apply them to Northstowe, its setting and periphery.
3.3. Create places and spaces that look good and work well	++	++	++	Particularly important in terms of minimising impact on residents of Longstanton and Oakington.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	(Although separation spaces implicitly help air quality by allowing dispersal of contaminants).
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	++	++	++	Benefits from public access rights to leisure walks through these areas and air quality benefits mentioned against 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	+	+(+)	++	Adds to informal open space provision around the settlements. Also we assume public rights of way will be created within the green wedges where none exists at present.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to readily accessible leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	In principle the facilities are readily available to all local residents and we assume design of these spaces would ensure convenient access for the less mobile.

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: Another sustainable policy aiming to ensure the setting and appearance of the new settlement is consistent with the setting of other villages in the local landscape character area.</b>			
<b>Summary of mitigation proposals: None.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

## THE TOWN OF NORTHSTOWE

### *NS/7 – The structure of Northstowe*

Summarises the main components of the physical form of Northstowe including the relationships between town and local centres, the location of employment land, and the relationship between these elements and access / transportation facilities.

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	+	+	+	Supported by sustainable transport policies and co-location (or close location) of work, homes and shops.
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	+	+	+	Specific mention of green corridors.
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	+	+	+	Specific mention of intention to retain key heritage assets.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Addressed broadly but is already amply covered by other policies in the AAP.

3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Supports sustainable transport objectives.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Mentioned specifically in clause j).
5.1 Maintain and enhance human health	+	+(+)	++	Supports sustainable transport objectives and healthy travel choices. <u>Post consultation change also made explicit the need to provide healthcare facilities.</u>
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	Not mentioned explicitly but covered amply by other policies.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Implicit in spatial relationships between housing, employment and 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	~	~	~	
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	~	+(+)	+(+)	Addressed in requirement for local employment provision. <u>Post consultation change mentioned above also makes explicit the need for educational facilities.</u>
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	<u>(Marked as neutral as the policy requires facilities to be provided but does not prescribe the delivery mechanism and deliverability – which are identified and reviewed in other policies and their assessments.)</u>
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Clearly sustainable; little to add that is not included in assessments of other policies in this section, particularly NS/2, which it appears to duplicate substantially.				
<b>Summary of mitigation proposals:</b> Since the principal design aspects stated in this policy are reiterated in the subsequent policies in the first part of section D of the AAP, this policy appears somewhat redundant and its content repetitive.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

**NS/8 – The town centre**

Defines the requirement for a linear town centre incorporating open meeting places and appropriate levels of car parking provision in addition to core retailing and other amenities. Some existing buildings at Rampton Drift constrain the location of the centre although it remains around midway between the northern and southern edges of the town.

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	(-)	(--)	(---)	Absolute impact of town centre developments on energy use which is again offset by the potential impact of sustainable transport 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	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	≡	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Co-locating town centre with existing core barracks site provides opportunity to re-use heritage buildings for appropriate land sympathetic and uses.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive, although structural relationship between the town centre and the rest of the settlement is addressed by other policies. Linear structure is consistent with other local market centres.
3.3. Create places and spaces that look good and work well	+	+	+	Implicit objective of providing meeting / social facilities and not just a retailing centre.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Acknowledges the need to provide adequate road access and parking to ensure the centre attracts people from the surrounding area. Sustainable transport benefits are evident in other policies.
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	~	~	~	Implicit in sustainable transport choices which are evident in other policies.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Contributes through providing central meeting area.
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.	~	~	~	
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	(+)	(+)	(+)	Implicit in provision of central meeting facilities.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Addressed by other policies, notably NS/11.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	Probably the primary objective of this policy. The supporting text and accompanying objectives make specific mention of the desire to avoid the retail area being dominated by a single large multi-purpose retailer which discourages creation of a range and variety of comparison and convenience outlets. Ideally this should be incorporated in the core policy text.

**Summary of assessment: A further sustainable policy which defines the town centre structure and re-iterates many of the design components already stated in other policies.**



**Summary of mitigation proposals:** Ideally the objective preventing the dominance of local retailing by a single large multi-purpose store is an important policy component which could be given greater prominence by including it in then core policy text.

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

## LOCAL CENTRES

### NS/9 – Local centres

Defines the facilities to be provided in the five local centres serving neighbourhoods within the settlement and that will be developed along the central busway through the settlement. Each centre will provide a basic suite of convenience shopping, amenity and primary school facilities, with one co-located with the secondary school for Northstowe. Timing of the availability of these facilities with occupation of housing in each neighbourhood is addressed in other policy.

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	(-)	(-)	(-)	Additional facilities will make demands of energy and other resources in absolute terms but are essential to serve the local community if there will be new housing anyway.
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	~	~	~	Relevant issues subsumed in comments below.
3.3. Create places and spaces that look good and work well	+	+(+)	++	Aim is to ensure the settlement is sub-divided into local neighbourhoods with a basic set of supporting amenities on hand and within walking distance, supplementing the broader range of amenity to be provided in the town centre. It would be desirable to require developers to provide at least some basic local amenity (eg. a convenience store) at the time the first homes are available for occupation in a particular neighbourhood so that local residents are encouraged to use local facilities from the outset, supporting sustainable transport initiatives.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Main impact is in ensuring every home is within 400m of a set of basic amenities. We assume detailed design will aim to ensure housing for the less able will be located a close as convenient to the neighbourhood / local centre.
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	+	+	+	Encourages access to basic services on foot, and aligning centres along the bus route

				encourages non-car access to other parts of the settlement for those services and amenities that cannot be provided 'on the doorstep'.
5.2 Reduce and prevent crime and the fear of crime	(+)	(+)	(+)	In principal the co-location of facilities can contribute to community focus, especially if the primary school can be used for small-scale community activities in the evenings to ensure the local centre does not have an abandoned feeling to it once the daytime amenities are closed.
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	It is assumed some open space will be part of the design for the local centre.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Very clearly the primary objective of this policy, though the range of facilities will grow slowly.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supports less mobile, disabled and those without a car in providing basic facilities close at hand.
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	?	?	?	Again, use of primary school for community facilities in the evening would be advantageous.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Explicit mention is made of need to provide limited employment of appropriate types for some local residents (ie. these assumed to be in addition to jobs in retailing in the local shops).
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	+	+	+	Intrinsically supportive because it aims to create a hierarchy within the settlement so that it is not totally dependent on what can be provided in the town centre, and this appears intrinsically beneficial in terms of its overall vitality.
<b>Summary of assessment:</b> A strongly sustainable policy which extends the concept of the settlement and retail hierarchies outlined in the Core Strategy DPD and Development Control Policies DPD into the structure of Northstowe so that amenity is distributed across neighbourhoods to improve the ease of access to retailing, primary education and other key facilities, and which will benefit both able-bodied and disabled residents alike. This approach, coupled with the alignment of these centres along the central, spinal bus route will support sustainable transport initiatives (see also policy NS/14).				
<b>Summary of mitigation proposals:</b> Ideally the AAP should require at least one amenity – preferably a local convenience store – to be available at the time the first properties are occupied in each neighbourhood. This will encourage residents to use local facilities from the outset, using the bus service to the town centre as a second choice for those services and amenities that it is not economical to provide at local centre level.				
<b>Secondary, cumulative or synergistic effects:</b> There are potential synergies between locating a basic set of amenities conveniently close to residents, and policies on healthy lifestyles and sustainable transport choices.				

## HOUSING

### NS/10 –Northstowe housing

Defines the requirement for housing at the location and density stipulated in the Structure Plan. The policy states the requirement for housing of a variety of sizes, styles and tenancy arrangements, with provision of affordable housing governed by Development Control policies, including that in exceptional circumstances a lower proportion of built affordable housing may be negotiated. **As a result of consultation that part of the policy which prescribed that 50% of new homes should have 1-2 bedrooms was revised to 40%.**

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 sustainable as higher densities accommodate the same increase in housing stock on less land – and this will be improved further by using high densities around central service and transport hubs, <b>and implicitly by maximising the number of smaller properties but without compromising the need to create an integrated community-</b>
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Once again there is a net absolute adverse impact in terms of energy demands but this will be offset by using energy efficient technology so consumption per capita or per household should be lower than for the existing housing stock, and locating homes near services and work should reduce car-based commuting.
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	~	~	~	Impact assumed to be neutral – design guidelines must ensure that higher densities do not result in poorer quality of personal living space.
3.3. Create places and spaces that look good and work well	+	+(+)	++	An intrinsic objective of mixing housing styles, densities and tenancies so that neighbourhoods are well-integrated and there is no subtle segregation of areas of housing based on apparent income distinctions.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Supportive because higher densities will bring homes, work and facilities closer together, encouraging sustainable travel choices. The design guides and codes defined in policy NS/2 will need to define an approach to the urban landscape to deliver attractive and safe street scene without excessive lighting and other impacts.
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	?	?	?	In principle high density design offers scope to incorporate energy efficiency and heat-loss-

				prevention in design which will address problems of energy use.
5.1 Maintain and enhance human health	+	+	+	Contributes by encouraging healthier travel choices.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Needs to be addressed through design codes.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Higher density provides scope to accommodate necessary levels of open space into the development while maintaining a good quality layout for dwellings.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supported by higher densities bringing more residents closer to local centres and the town centre.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Addressed by requirement for appropriate mix of types, sizes and tenancy arrangements, ensuring that those on lower wages have as much chance to take property in the new settlement as the more affluent. We assume specific provision will be made for housing for the less mobile close to central amenities.  <u>The post-consultation adjustment of 1-2-bedroom provision from 50% to 40% still provides for delivering a substantial volume of this type of housing and we do not consider this change warrants a reduction of the score to '+', which implies a weak benefit only.</u>
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++(+)	+++	As above. Moreover the supporting text makes it clear that the Development Control policy of 50% affordable housing provision applies throughout the settlement as a means of redressing the significant local shortfall in social rented and intermediate / key worker housing, though the Council does provide scope to negotiate a lower level of provision if there are insurmountable funding difficulties.
6.4 Encourage and enable active involvement of local people in the community	~(+)	(+)~	(+)~	<u>Housing mix policy aims to balance the need to address shortages of certain properties against the need for a range of size and tenancy types to encourage integration (though the objective and sub-objectives do not refer to this directly).</u>
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Addresses the requirement to bring homes closer to jobs. Other employment benefits are delivered by other policies, eg. NS/9 and NS/11.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Supports the shopping hierarchy implicitly.
<b>Summary of assessment:</b> Consistent with the equivalent settlement, retail and housing hierarchies and policies in the Core Strategy and Development Control Policies. The policy provides for higher densities needed to achieve the housing provision required by the Structure Plan. Other aspects of the policy, such as even higher densities around service and transport hubs are also sustainable and consistent with District-wide policy in the Development Control Policies DPD.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

## EMPLOYMENT

### NS/11 – Northstowe employment

Proposes provision of 20ha. of employment land within the footprint of the settlement. A quarter of this total would be provided alongside the park & ride facility on the busway at the north end of the town, a roughly similar amount spread across the five local centres (see policy NS/9), and the largest part (roughly half the total) adjoining the south end of the town centre and straddling the spinal bus route. The policy prioritises provision of high-tech. employment in the central site but requires balanced employment to cover a wide range of sectors and skills.

#### Sustainability Appraisal Objectives

[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(~)	(-)	(--)	Again, employment growth is assumed to have energy and other resource impacts in absolute terms although this will be offset by use of energy efficient buildings and other technology, and by deriving most of the workforce from the immediate community (impact on travel patterns).
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	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Although we would assume the proximity of jobs and houses would be approved by residents.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Obvious beneficial impact on commuting distance and mode. We assume the master plan and other strategic design statements will ensure there are no undesirable impacts from business land uses that adjoin residential areas.
4.2 Minimise waste production and support recycling	(~)	(-)	(--)	As for 1.2 and 1.3. <u>However a post consultation change introduces the possibility of using the waste handling facility proposed in the original policy in a dual role as an area for bulking up of household and commercial waste. Although the latter lies outside the scope of the waste collection authority's obligations, such a facility could encourage new local occupants to use it in preference to other contractors, making the scheme more efficient. However this does not obviate the point that new development will increased waste arisings.</u>
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Some impact due to more sustainable commuting patterns.
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	+	+(+)	++	Employment uses include social, leisure and retail facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Makes specific requirement for a balanced range of employment to suit a range of skill levels.
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 primary objective of this policy in aiming for a mix of employment opportunities and ensuring these are provided within the local community.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+(+)	++	Balanced approach is implicitly more sustainable and egalitarian than focusing on certain sectors only.
<b>Summary of assessment: Another sustainable policy which aims for a level of local employment provision to ensure that Northstowe does not become a dormitory town whilst ensuring that it meets the RSS6 and Structure Plan objectives to provide housing close to Cambridge to rectify the current imbalance between homes and jobs, and which ensures opportunities will be available for semi-skilled to high-skilled specialists, and in a range of commercial and industrial land uses.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## COMMUNITY FACILITIES, etc.

### NS/12 – Community services, facilities, leisure, art and culture

Establishes the requirement for a wide range of community facilities to be funded primarily by the developers, but with opportunities being pursued for funding from other, external sources. The policy aims to ensure the provision of the range of services and amenities that are necessary to meet local needs. Providing a critical mass of public and private sector services will encourage people to make multi-purpose trips, contributing to sustainable transport objectives.

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	~	+	++	Will grow over time largely as people make a single trip for multiple purposes as the range of centrally-located amenities expands.
1.3 Limit water consumption to sustainable levels	~	(-)	(--)	Amenities will add to demands for water in absolute terms, though the impact will be offset by policies NS/24 and NS/26.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supported by proposals for provision of public artworks.
3.3. Create places and spaces that look good and work well	+	++	+++	The primary objective of this policy since it aims to ensure the large growth in housing is supported by an appropriate range of public / private infrastructure.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Supportive because it aims to create a critical mass of amenities locally within easy reach by foot, cycle or the central bus route, obviating the need to travel to Cambridge or other centres for these facilities.
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	(+)	(+)	(+)	Supportive if it encourages people to make trips to local amenities by healthier travel modes.
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 the over-riding priority for the policy, although the precise range of facilities has not yet been determined.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	±±	Implicitly supportive because local residents – including those who have no car or are less mobile – have access to local services.
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	+	++	+++	A clear benefit from the range of public infrastructure (libraries; social / community centres; places of worship; educational facilities) and community groups envisaged by the policy.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	++	+++	Provides for development of public and private sector ventures all of which will contribute an array of employment opportunities close at hand for residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Another primary objective in that it requires investment in community infrastructure.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Supports economic development objectives and ensures a range of employment opportunities will exist alongside the priorities of R&D and high-technology which is consistent with its physical size and function as a market town. If the range of facilities is large enough it may encourage some people in the surrounding villages to visit the town if it is nearer than Cambridge.
<b>Summary of assessment: Clearly sustainable in that it aims to ensure the provision of a wide range of services and amenity to support the residents of Northstowe and immediately surrounding villages. Apart from benefits to residents of the new community, this may also encourage residents of nearby villages to use Northstowe in preference to Cambridge, reducing trip lengths and congestion.</b>				
<b>Summary of mitigation proposals: None identified.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## TRANSPORT

### NS/13 – Road infrastructure

Links development of the settlement to road improvements on the A14 to the south west. There are parallel provisions for access roads that avoid traffic impacts on Longstanton, Oakington and Willingham.

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 marginal land-take for access roads between the south-west of the settlement and the A14.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Effect assumed to be neutral alongside other policies on sustainable transport (see policy NS/14).
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+±	+ (+)	+	Proposals for road access aim to avoid adding traffic in Oakington and Longstanton, thereby helping to preserve their character. <u>Post consultation change also added the possibility of early delivery of local access roads to minimise the effect of initial growth of Northstowe on local access, not just on the A14.</u>
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	–	–(–)	---	Absolute impact assumed to be negative since the policy provides for road infrastructure, although this will be offset by sustainable transport initiatives. Also reduces risk of additional road traffic in villages on emission levels. Therefore on air quality and therefore the negative mark might be reduced, moreover such impacts are inevitable given the need for development.
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	~(+)	~±	~+(+)	<u>Following consultation objective D/7f was amended to make more explicit reference to the intention of providing safer streets. However see See 4.1 above.</u>
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	+	+	+	Implicitly supportive although this is more addressed by policy NS/14.



6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Addressed by NS/14.
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	~	~	~	Access to work by alternative modes is addressed by policy NS/14.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Supportive in principle.

**Summary of assessment:** This policy addresses how Northstowe will be connected to the surrounding road network safely, efficiently and in a manner that does not create impacts on the surrounding villages.

**Summary of mitigation proposals:** See above.

**Secondary, cumulative or synergistic effects:** We understand that a Traffic Assessment of the impact of developments at Northstowe and Longstanton has been commissioned. Unfortunately we have not been supplied with a copy of this assessment. Clearly the impact of road traffic to / from the settlements on the already-congested A14 is a potentially significant cumulative impact since it will be difficult to provide local businesses and residents with convenient access to main road links by other routes leaving Northstowe to the north, east and south.

**NS/14 – Alternative modes**

Defines the range of non-private car infrastructure that will be provided, including the guided busway system (with park& ride facility), internal bus routes within the settlement, footpaths, cycle and bridleways. Controls on car parking and car pooling with also be encouraged.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	Contributes to reduced emissions by encouraging sustainable transport choices within the settlement and for those living locally but working in Cambridge or Huntingdon.
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	+	+	+	Indirectly supportive if it enables a broad urban design in which the dominance of the private car (ie. the road network) is understated.

3.3. Create places and spaces that look good and work well	+	+(+)	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	Clear potential contribution from substituting travel modes. Also requires employers to present green travel plans.
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	+	+(+)	++	Improved walking and cycling to work will contribute to healthier lifestyles.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	(Although the need for secure cycle parking is recognised).
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 guided busway, bus services and footpaths contribute to improved accessibility.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Provides good access for the less mobile and those without a car.
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	+	+(+)	++	Good transport infrastructure should facilitate business growth, and the policy clearly addresses the requirement for sustainable commuting.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+(+)	++	<del>Implicitly supportive.</del> <u>Clearly supportive, with post consultation changes making clearer the nature of public transport subsidy being sought, and the Council's intention to seek \$106-based contributions towards the Guided Bus network.</u>
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Should facilitate business development as for 7.1, while supporting Cambridge's position.

**Summary of assessment:** A key sustainability policy which transposes several of the main Development Control policies into requirements to suit local conditions at Northstowe. The policy provides for convenient access either to transport facilities or to central services as a means of reducing private car reliance which will in turn affect priorities for the design of the settlement as a whole.

**Summary of mitigation proposals:** The wording of part e) of the formal policy wording could make it clearer that employers will be expected to prepare green travel plans in support of the sustainable transport objectives of the LDF as a whole.

**Secondary, cumulative or synergistic effects:** None identified, though there is a potential synergistic benefit provided residents can be encouraged to use sustainable transport as soon as they occupy local housing, and to remain loyal to it once initial subsidies from the developers have ended.

## LANDSCAPE

### NS/15 – Landscape principles

States intention to develop a formal landscape strategy and defines its principal objectives which will include a high quality environment, connectivity between green areas in the town, and contributing to recreational facilities. The policy also provides for re-using construction topsoil for landscaping and stresses the role of water in the landscape.

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	~	~	~	Landscaping of the town is assumed to be accommodated within the planned footprint of the settlement and landscaping of the setting is addressed by policies NS/5 and NS/6.
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Part b) of the policy provides for re-use of construction spoil for landscaping (directly positive in using materials and indirectly in reducing fuel consumption to transport soil off-site).
1.3 Limit water consumption to sustainable levels	?	?	?	No obvious impact although landscaping will contribute to openness of landscape, helping runoff / groundwater absorption.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(-)	+	++	Initial disruption during construction but integration of landscape, green corridors, etc., will help to re-establish wildlife in the area.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Contribution of green corridors.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intended to break-up pattern of built settlement to provide a more open aspect.
3.3. Create places and spaces that look good and work well	+	++	+++	Very clearly intended to provide variation in the townscape and ensure open areas and other features.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	(Will need control on topsoil handling to prevent dust contamination).
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	~	+	+	Water feature will contribute to flood risk alleviation (though this is not strictly evident from policy text).
5.1 Maintain and enhance human health	+	+(+)	++	Open landscaped areas intended to contribute to provision of informal recreational areas.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Impact assumed to be neutral although design will need to avoid creating areas where people feel less safe out in the open.
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	+	(+)	++	Contributes to objective in providing ready access to leisure facilities within the community.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly supportive; design component of strategy will need to ensure provision is made for needs of the less mobile.
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> Clearly sustainable, designed to integrate the need for housing and facilities necessary to establish the town, with the need for a good quality environment integrated into and surrounding it.			
<b>Summary of mitigation proposals:</b> Design component of the strategy will need to ensure provision is made for disabled/less mobile. It will also help for the policy or supporting text to clarify the role of water features in flood alleviation.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

<b>NS/16 – Landscape treatment on the edges of Northstowe</b>				
<b>Contains three proposals for a water park on the east side of the settlement; vegetational planting / screening on the southern edge (overlooked by Oakington); and further screening along Station Road, Longstanton, to the north of the settlement.</b>				
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	~	~	~	Does not address consumption (but see 4.3).
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Screening proposals are more concerned with visual impact although with contribute to biodiversity assets.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	The proposed water park aims to reflect the fen-edge character of local market downs, providing distinctiveness and a softer edge to that side of the settlement which will be visible for some distance to the east. The other features are consistent with local vegetational patterns and are more concerned with limiting visual intrusion.
3.3. Create places and spaces that look good and work well	~	+	++	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	~	+	++	Water feature partly integrated with SUDS, and structure is intended to regulate run-off rates while maintaining a surface water feature, hence supportive of this objective.
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	~	+	+(+)	Water feature is positive; the other two prevent visual intrusion so only support this objective indirectly.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	Access to water feature as a leisure facility.
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: Another sustainable policy which aims to mitigate and soften the visual impact of Northstowe where there is no green separation. The water park on the east side reflects the fact that water is a defining feature of Cambridge and existing Cambridgeshire market towns and open linear water features in villages are quite characteristic of the district. It will provide a landscaping feature for that side of the settlement that does not rely solely on vegetational screening, which is used on the other three sides.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

**NS/17 – Landscaping within Northstowe**

Proposes a system of green corridors that will provide a network of biodiversity. The features will function as landscape components, informal recreational and leisure areas, and corridors to allow wildlife movement into the settlement. The policy also requires sensitive integration of the existing area of Rampton Drift into the town, identifies the need for landscaping within the built environment to be addressed in the Design Guide required in policy NS/2, and the need for high quality landscaping in open spaces.

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	(+)	+	+(+)	Construction will disturb a substantial area of open land which has some biodiversity value. Green corridors will provide a form of mitigation allowing re-establishment of parts of the site. The potential disruption to wildlife will be limited if the green corridors can make use of existing vegetational features which would not be disturbed during construction.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	One of the main objectives of the green corridors.

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Aims to break up the built structure of the settlement.
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	?	?	?	Potentially beneficial if the corridors allow air circulation which helps to dispel vehicle emissions from within the settlement.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	+	+(+)	Corridors will incorporate water / drainage features integrated with a broader SUDS for the settlement to manage run-off rates.
5.1 Maintain and enhance human health	~	+	++	Corridors provide recreational areas readily accessible on foot to residents.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Design Guides will need to balance requirement to make the corridors as safe as possible without excessive lighting and other features.
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	Clearly contributes to this objective.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to ready accessibility of leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Implicitly supportive since facilities will be readily accessible to all residents.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** A further sustainable policy complementing NS/15 and NS/16 which provides for green space within the settlement benefiting both residents and wildlife.

**Summary of mitigation proposals:** The master plan for the settlement should identify existing vegetational features that can be retained without disturbance to provide habitats for local wildlife during construction. The Design Guide will need to address how to make these areas safe for residents without resorting to lighting and other solutions that would adversely affect their tranquillity and benefit to wildlife. Note also that the current concept diagram does not provide for green corridors at the north and south end of the site – the latter could be connected to the green separation planned between Northstowe and Oakington.

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

**NS/18 – Linking Northstowe to its surroundings**

Outlines two broad landscaping requirements to integrate green space within the settlement with that in the adjacent landscape, and to limit the visual intrusion of access roads.

Sustainability Appraisal Objectives

Assessment

Comments / Proposed Mitigation

[abridged in some cases]	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	+	+	+	Linking the green corridor system within the town to the adjoining countryside aims to enable movement of wildlife
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Green corridors provide ready access to wildlife areas. The benefit would be improved if any public rights of way within the corridors can be extended into the adjacent countryside.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Both features will contribute, although open aspect of some land surrounding Longstanton means that road screening measures should not introduce alien features (eg. excessively high tree belts).
3.3. Create places and spaces that look good and work well	+	+	+	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	+	+(+)	++	Corridors beneficial if they extend rights of way into the adjacent countryside and encourage walking and other forms of recreation.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Clearly beneficial.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Supports provision of recreation / leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment: Complements NS/17 and other landscape policies in integrating features in the settlement with those in the surrounding area.</b>			
<b>Summary of mitigation proposals: We suggest the Council might consider designating areas such as parts of the network of green corridors and their extensions into the surrounding countryside as Countryside Enhancement Areas, identifying them as locations where character and tranquillity are to be preserved as far as possible (and consistent with policy NE/5 in the Development Control Policies).</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

## BIODIVERSITY

<b>NS/19 – Existing biodiversity features</b>				
<b>Requires developers to undertake appropriate ecological surveys to establish the presence of protected and characteristic species on the site so that appropriate protective and mitigating measures can be undertaken, and so that there is a clear understanding of the biodiversity on site in order that its needs can be integrated into the master plan and construction schedules for developing the site.</b>				
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	(++)	(++)	(++)	Clearly identified as a priority however the policy needs to ensure survey occurs early enough that any protected species can be identified and appropriate mitigation measures can be prepared and approved by English Nature and other bodies so that the outcome is incorporated into the site master plan.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++(+)	+++	Very clearly the objective of this policy, with priority given to retaining all appropriate and valuable biodiversity features in order to minimise disruption to local wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Intrinsically supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Supportive because policy requires existing features including vegetation, ponds, etc. to be retained.
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	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

**Summary of assessment:** Sustainable in that it establishes a clear priority for retaining existing biodiversity assets (habitats, species and individual features) and ensuring their importance and scope are established early in site development and monitored continually.

**Summary of mitigation proposals:** The policy should make it clear that initial site survey must occur as early as possible. The policy recognises the possibility there may be protected species on the site. If this is the case it will be necessary for the developer to prepare appropriate mitigation and/or protective measures for these species and their supporting habitat, and to ensure English Nature and other bodies are satisfied with these proposals. This must occur sufficiently early that these measures can be built into the master plan and construction schedule so that any mitigation measures are integrated into both at the outset.

**Secondary, cumulative or synergistic effects:** In the event that protected species and habitats are identified, it will be necessary to consult with local biodiversity experts to determine the importance and uniqueness of the assets at Northstowe. Statutory conservation bodies are likely to oppose even mitigation measures if this results in disturbance or loss of habitat that is locally rare.

#### NS/20 – New biodiversity features

Proposes a design incorporating country parks at the northern and southern ends of the settlement, and reiterates the biodiversity role of the water park on the eastern edge, and the green corridors.

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	+	+	+	Implicitly supportive, although NS/19 addresses this issue more directly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	+	++	All three principal developments mentioned under this policy will incorporate components of locally typical habitats (eg. wetlands in the water park; fenland vegetation in the northern

				country park) into the settlement. edges and green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly one of the principal objectives of the country parks.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	+	++	All three principal park features contribute by providing natural features that are nevertheless in keeping with local landscape.
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	+	+	+	Water feature contributes to flood risk alleviation.
5.1 Maintain and enhance human health	+	+	+	All features contribute to 'leisure infrastructure' to encourage recreation and exercise.
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 notwithstanding the biodiversity value of the features.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Ready access to leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Intrinsically open and accessible to all.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment: A further sustainable policy adding to the stock of 'infrastructure' which is valuable both to encourage recreation and healthier lifestyles and to provide biodiversity features that benefit local wildlife and which are consistent with other features in the surrounding area.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

## ARCHAEOLOGY & HERITAGE

### NS/21 – Use of existing buildings

Requires the developer to survey the heritage value of structures on the site (specifically the former military land at Oakington Camp) and to make arrangements to incorporate such features into the design with appropriate forms of use, which might include their use for educational purposes.

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	~(+)	~(+)	(+)~	<u>Implicitly supportive if it entails re-use of buildings which accommodate land uses that would otherwise take extra space (though it is not clear whether this would occur at Northstowe without this policy).</u>
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	+++	++	++	Clearly the primary objective of this policy.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive as it aims to retain valued and distinctive features within the settlement and in an appropriate setting.
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	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	~?	~?	~?	Post consultation change clarifies the need for a site strategy but refers to “a developer” and it is assumed responsibility would have to be shared proportionally between those involved in developing the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Very tenuous benefit if assets help to support sustainable tourism locally, though this is assumed to be on a very small scale.
<b>Summary of assessment:</b> A protective policy which ensures that important buildings and structures, particularly on the Oakington Airfield site, are retained and re-used appropriately.				
<b>Summary of mitigation proposals:</b> The supporting text (para. D10.3) refers to other important local heritage ‘landmarks’, including St Michael’s church, Longstanton. It is not clear what the Council intends the developer should do regarding these assets. All lie outside the scope of the Northstowe policies, though obstruction of views and adverse impacts on their setting would be prescribed by policies in the Core Strategy & Development Control Policies DPD. However it would be helpful if the supporting text could make the Council’s intentions towards these features more clear.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

## RECREATION

### NS/22 – Public open space and sports provision

A comprehensive policy itemising the open space and recreational infrastructure which the Council envisages for the settlement. The Council will require a strategy for formal sports to be prepared, which includes identifying the impact of provision at Northstowe on the range of facilities in the wider sub-region. It also establishes minimum standards for open and play space provision and the requirement for all dwellings to be within 1km of open sports provision, which might be provided in formal areas alongside the secondary school, in green corridors, and in a town park and other open spaces in the settlement.

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	~	+	+(+)	Beneficial in that facilities should be readily accessible on foot or cycle (or, failing that, public transport)
1.3 Limit water consumption to sustainable levels	~	~	~	Overall impact assumed to be neutral.
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	+	+	+	Reiterates role of green corridors as areas for general recreation as well as wildlife access.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intersperses formal and informal play space as part of open space strategy with benefits for broader layout of the settlement.
3.3. Create places and spaces that look good and work well	+	+(+)	++	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Lighting of outdoor facilities will need to be designed carefully to limit spill / intrusion.
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 a primary objective of this policy.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Issue of safe play space will need to be addressed in the Design Guide for the settlement
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	The primary objective of this policy. <u>A post consultation change increased the maximum distance from housing to Local Areas of Play (LAPs) from 60m to 100m. It is not evident that this has a significant effect or that it will reduce the ratio of LAPs to residents or dwellings.</u>
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Addressed by other objectives, but the policy stipulates targets for proximity of dwellings to recreational facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Intrinsically supportive since facilities are designed to be readily accessible to all, and the supporting text proposes 'dual use' facilities shared by schools and the community wherever this is practicable.
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	(+)	+	+(+)	Supportive in that it facilitates group sporting activities (though this is not strictly one of the criteria specified for this objective).
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	+	+	+	Represents appropriate investment in recreational infrastructure and supports quality of certain educational facilities.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> Clearly sustainable in providing extensive leisure and recreational facilities, thereby avoiding the problems of poor provision that appear to affect many of the District's smaller communities. The nature and scale of facilities envisaged suggests they are likely to attract users from surrounding settlements, not just Northstowe. In principle this suggests an increase in car trips, although this would be offset by the healthy activity which is the purpose of the trip.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

### NS/23 – Countryside recreation

Provides for two country parks, a strategy for linking recreational facilities in the settlement with features and rights of way beyond it, and for the relocation of the golf course. The policy envisages linking the country parks, water park and green separation to provide a walking route encircling the settlement.

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 northern country park will take additional undeveloped land within an area to be designated as Green Belt, however this land use is consistent with Green Belt policies in the Development Control Policies and does not represent 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	+	+	+	Supportive in principle, provided the country parks maximise use of existing natural vegetational features.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly a primary 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	+	+	+	Generally supportive.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Small beneficial support since recreational facilities will be within walking/cycling distance of local residents. The policy suggests the country parks may attract people from a wider area and this may marginally increase car trips. Nevertheless the northern park lies adjacent to the guided busway and its park & ride facility so could be accessed by traffic which avoids the A14, or by people coming on the bus from Cambridge and St Ives/Huntingdon.
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	+	(+)	++	Supports promotion of healthy leisure activities.
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	+	+(+)	++	Supports provision of accessible leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment: A further sustainable policy supporting others on green space provision for human and wildlife benefits.**

**Summary of mitigation proposals: As this policy provides for substantial areas of informal recreation beyond the settlement edge, we suggest the Council might consider designating areas such as parts of the network of green corridors and their extensions into the surrounding countryside (see policy NS/18).**

Secondary, cumulative or synergistic effects: None identified.

## DRAINAGE & WATER CONSERVATION

### NS/24 – Land drainage, water conservation, foul drainage and sewage disposal

Proposes a range of measures including the incorporation of surface water courses in green corridors and the water park as part of a SUDS, and measures to manage water levels to prevent increased flood risk to Oakington and Longstanton. The policy also prohibits occupation of dwellings at Northstowe until plans have been approved to ensure adequate sewage disposal capacity is available (and which will not add to flood risk) and that technology enabling a 25% reduction in piped water usage using various technologies.

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	++(-)	++(+)(--)	++(--)	The primary objective of this policy <u>as stated in the original policy. However the Council has now removed the 25% target as it has been advised this lies outside the scope of the planning system. This has resulted in an inversion of the scoring to acknowledge the absolute impact of development on water consumption, and it is recognised that the revised policy retains a commitment to promote water conservation-</u>
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicitly supportive provided that design and management of surface and foul water does not alter natural flows (ie. affecting water-sensitive environments) or result in discharges of effluent.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	The need to provide STW capacity to meet increased sewage output from Northstowe is addressed specifically.
4.2 Minimise waste production and support recycling	++	++	++	Specifically addresses 'recycling' of domestic waste water for second use before it is sent for treatment, wherever appropriate.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	++(+)	++	++(+)	Clearly supportive in terms of managing the water budget of the District; ensuring that treatment facilities and other infrastructure does not increase flood risks; and in providing specific measures to protect Longstanton and Oakington. However consideration needs to be given to how the flow of water from the site will be managed in such a way that it mimics

				the existing drainage pattern. According to the introductory detail in the AAP the area slopes gently to the north, and the principal surface drainage feature is Cottenham Lode to the east of the site. The design of the SUDS will need to take account of the area of relatively high flood risk land (10 year event) bordering the southeast of the settlement, and the need to prevent an increase in flood risk along Reynolds Ditch, which drains the northeastern edge of the site close to one end of the water park / drainage feature. <u>Post consultation change introduced text acknowledging that management of the surface drainage infrastructure may rest with more than one body.</u>
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.	~	~	~	It is assumed incorporating water recycling technology will not adversely affect the cost of housing and the economics of funding affordable dwellings at Northstowe.
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> Addresses one of the key absolute impacts of Northstowe in terms of its impact on the local water regime. The policy provides for recycling wherever possible while recognising its potential impact on recharging of groundwater through runoff. A particular concern is the need to expand local sewage treatment infrastructure on a rolling plan to accommodate the continued growth of the new settlement.				
<b>Summary of mitigation proposals:</b> Design of the water feature and SUDS will need to pay particular attention to the existence of an area of high flood risk along Cottenham Lode to the east and southeast of the site, and should avoid increasing the risk of flooding of Reynolds Ditch, which drains the north-east of the site and lies close to one end of the SUDS / water park.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

## TELECOMMUNICATIONS

### NS/25 – Telecommunications infrastructure

Requires provision of broadband infrastructure designed to be implemented with the settlement and to enable unobtrusive access for maintenance once it is operational. The supporting text also refers to the desirability that service providers should share radio masts.

Sustainability Appraisal Objectives

Assessment

Comments / Proposed Mitigation



[abridged in some cases]	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	(+)	~	+	Potential impact of broadband technology on scope for working at home or in small local units, rather than commuting (and knock on effect on fuel consumption).
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy appears to imply infrastructure should be provided in a way that minimises the need for later excavation. The supporting text also reiterates policy SF/8 in requiring mast sharing to limit the adverse impact of these facilities on the landscape.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Indirectly supportive as for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
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	~	+	++	Access improved electronically rather than by transport solutions.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	+	++	Improves accessibility of features for those confined to homes or less mobile, although this depends to some degree on availability of subsidies for connection.
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	~	+	++	Broadband infrastructure can deliver community services and facilities encouraging greater involvement for the mobile and less mobile.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	No clear link – depends on what employment opportunities the infrastructure facilities, but would facilitate home working.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	+	++	Clearly the primary objective of this policy.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	+	++	Supports the sub-regions status as a key R&D area, and providing good access will be important for new local employment sites including the research park planned to the south west of Longstanton (see Site Specific policy SP/4).
<b>Summary of assessment:</b> Intends to exploit opportunity to build leading edge broadband communications infrastructure into the new settlement, serving housing, service/amenity and employment uses. Providing this infrastructure is consistent with the sub-region's positioning as an important centre of excellence for R&D and IT skills, but it could deliver benefits to the broader community, in particular facilitating more community involvement through online services, facilitating home working, and helping the less mobile to access services and facilities that would be otherwise difficult to reach.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> There is an obvious potential synergy with the research / IT parks around Cambridge which the policy seeks to exploit to encourage, presumably, growth of a cluster of high-tech employment uses at Longstanton or in the employment area within Northstowe itself (or both).				

## SUSTAINABILITY EXEMPLARS

<b>NS/26 – Exemplars in sustainability</b>				
<b>Proposes to incorporate sustainable development exemplar programmes within Northstowe to demonstrate the feasibility of new technologies that address the principal absolute adverse impacts of the development, namely extra consumption of energy, water, etc. and increased CO<sub>2</sub> emissions.</b>				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	+	++	Policy proposes to capitalise on Northstowe to encourage adoption of energy and water conservation measures on a sufficient scale that economies of scale and scope can be exploited to keep unit cost per dwelling low, and to provide an integrated infrastructure from the ground up, rather than retrofitting it. However, note that the Cambridge East AAP includes an extra policy requiring use of energy efficient construction consistent with Development Control policies NE/1 and NE/3, whereas this is not specified separately for Northstowe.
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	~	~	~	Effect assumed to be neutral.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Ideally residents should be happier to live in a 'greener' settlement.
4.1 Reduce emission of greenhouse gases and other pollutants	~	+	++	Clear objective of reducing emissions by reducing energy consumption.

4.2 Minimise waste production and support recycling	~	+	++	Incorporates water conservation and partial recycling measures.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Indirect impact.
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.	?	?	?	Possible indirect benefits if improved efficiency helps those experiencing fuel poverty.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Implementation across a full settlement should help to keep down unit costs of technology, limiting its possible impact on housing costs.
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 intrinsically supportive of investing in environmental technology.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

**Summary of assessment:** Arguably one of the most sustainable policies in this plan since it addresses directly the absolute adverse impacts of Northstowe on water and energy consumption. It clearly aims to exploit economies of scale and scope to encourage developers to incorporate conservation technology at the outset, not only demonstrating the feasibility of the approach, but also creating a critical mass of demand which will help to keep technology costs under control.

**Summary of mitigation proposals:** As noted in the Development Control Policies, there is some scope to take a more prescriptive approach with higher targets for the number of units for which energy and water efficient technology is provided. However we understand the Council wishes to keep the threshold level for provisioning at a level that provides a meaningful reduction in resource use while being low enough to encourage developers to adopt the technology.

Nevertheless the policy text itself could make specific reference to the Development Control policies mentioned in the supporting text which define the approach to deploying energy efficient technology, use of renewable energy sources, and water conservation measures.

**Secondary, cumulative or synergistic effects:** Clearly the main concern is that development occurs on a scale that it has a measurable impact on resource consumption, providing a compelling case for more widespread adoption of the technology and, if possible, encouraging retro-fitting to suitable older properties.

## DELIVERING NORTHSTOWE

### NS/27 – Construction strategy

Establishes sustainable and considerate construction principles to limit the effect of construction and the materials and road traffic it generates on the surrounding settlements. The policy also requires that any initial phases of the development are connected by public transport and other sustainable transport 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	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+	Supported by requirement to retain construction spoil on site (re-using it in landscaping as appropriate) rather than generating extra road haulage traffic.
1.3 Limit water consumption to sustainable levels	~	~	~	Not mentioned explicitly in spite of potential consumption requirement for on-site processes and need to use water to limit threat of dust contamination.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	<u>±</u>	<u>±</u>	<u>±</u>	Benefit indirectly from considerate contractor schemes-? <u>The need to protect local biodiversity assets from construction effects is made clearer by a post-consultation change to this policy.</u>
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Safeguarding of key heritage assets is addressed separately by policy NS/21.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy reflects experience at Cambourne and seeks to balance the need to keep spoil on site as far as possible while disposing of it in a manner that does not create unsightly or alien features. It is not clear whether there is scope to use some of it to landscape new developments to the west of Longstanton (see Site Specific policies SP/1, SP/4, SP/7 and SP/13).
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(?)	(+)	(++)	Appears to contribute by reducing emissions from haulage traffic and in adopting construction site management practices that should minimise potential impacts on residents. However the need to avoid settlements suggests access will be made via the A14 and it is not clear what junction improvements will exist to enable this to occur safely.
4.2 Minimise waste production and support recycling	<u>±</u>	<u>±</u>	<u>±</u>	Supports recycling of spoil however it would be helpful if the policy referred to Development Control policy DP/6 which is more specific about sustainable construction and management methods. <u>Post consultation changes made more specific the requirement for a temporary on-site facility that maximises the opportunity to recycle all feasible materials aside from those that are hazardous.</u>
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	However it will be important that site management does not impede natural drainage structures thereby possibly increasing flood risk locally.
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	<u>±</u>	<u>±</u>	<u>±</u>	<u>Post consultation changes also make clearer the intention to prevent disruption of access to open space and public rights of way.</u>
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Aims to coordinate construction of dwellings with provision of community service to ensure

				even the first occupants have adequate local infrastructure.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> A straightforward policy seeking to coordinate provision of infrastructure and dwellings and to ensure that the effects of construction are minimised on residents of the new settlement and the adjacent villages. Part a) of the policy text requires construction traffic to avoid all local villages, however the limited number of access routes to the site suggest this will be difficult to deliver in practice except via the two new access roads linking the south-west of the settlement to the A14. Any benefit in reducing impact on local settlements appears to be offset by the impact on traffic on the trunk road.				
<b>Summary of mitigation proposals:</b> The policy or supporting text could make clear reference to Development Control policy DP/6 on sustainable construction which contains more specific statements about the approach and controls that would be required. In particular the need to limit impacts on dust and water contamination need to be explicit. The policy should also make provision for integrating any early construction activity at Northstowe with that for new developments at Longstanton (see policies SP/4 and SP/7) and should ideally avoid access from the west during the period until the new proposed Longstanton bypass is complete (see policy SP/13).				
<b>Secondary, cumulative or synergistic effects:</b> See above.				

<b>NS/28 – Strategic landscaping</b>				
Requires developers to provide physical and vegetational landscaping as early as possible after outline planning permission is granted in order to allow the latter in particular to establish itself as soon as possible, particularly where it provides green separation that screens Longstanton and Oakington from the effects 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	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Positive contribution as it installs new biodiversity assets as early as feasible so that they will be available to local wildlife soon after construction begins.
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 the short term, a protective measure to ensure Longstanton and Oakington are screened from construction activities as soon as possible. In the longer term the features will be part of green separation.
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: Largely a preventative policy which aims to mitigate the visual impact of construction activity on residents of the existing settlements as early as possible.</b>				
<b>Summary of mitigation proposals: None.</b>				
<b>Secondary, cumulative or synergistic effects: None identified.</b>				

<b>NS/29 – Making use of existing buildings / resources on site</b>				
Proposes to recycle some components of the current military site (notably runway asphalt) for hardcore while retaining some heritage assets for appropriate use consistent with policy NS/21. Appropriate buildings on the site can provide temporary accommodation for local amenities so these can be phased with new housing.				
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	+	+	+	Makes the case for using on-site sand and gravel that would be otherwise uneconomic to

				extract for the open market, thereby reducing consumption of other sources.
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	+	+	+	Respects potential heritage value of some structures on the military land.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not addressed specifically; heritage implications covered by 3.1.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Encourages recycling of materials but prevents crushing and other activities at locations where it will cause nuisance to local residents. <u>A post consultation change removed the minimum separation distance of 200m between any crushing plant and nearby houses, replacing it with a less precise statement with the apparent intention that the distance should be maximised.</u>
4.2 Minimise waste production and support recycling	+	+(+)	++	Clearly the main objective of this policy.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Health impacts (particularly from noise, vibration and dust) are covered by 4.1 above.
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> Balances the need to maximise opportunities to re-use construction waste on-site while preserving key assets. It also includes site practice controls that complement those of NS/27.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				

**NS/30 – Management of services, facilities, landscape and infrastructure**

**Requires preparation of management strategies for delivering the principal infrastructure components of the new settlement and ensuring their effective management in the longer term so they can continue to meet the needs of the community.**

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~++	~++	~++	The original policy did not refer to community involvement in decision-making, but this was addressed by a post-consultation change.
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	++	++	++	Provides for phasing of key infrastructure with occupation of the site.



7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
<b>Summary of assessment:</b> This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.			
<b>Summary of mitigation proposals:</b> None.			
<b>Secondary, cumulative or synergistic effects:</b> None identified.			

<b>NS/31 – Achieving the build rate</b>				
<b>Requires the consortium of builders involved in developing the settlement to submit a statement indicating how they will achieve the 650-dwellings annual completion rate.</b>				
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: A further procedural policy which cannot be assessed using this Framework.</b>			
<b>Summary of mitigation proposals: The requirement to coordinate delivery of housing and services is addressed by policy NS/32.</b>			
<b>Secondary, cumulative or synergistic effects: None identified.</b>			

<b>NS/32 – Timing / order of service provision</b>				
<b>Requires developers to support the schedule for house completions with a parallel schedule for delivering infrastructure.</b>				
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	++	++	++	Provides for phasing of key infrastructure with occupation of the site.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
<b>Summary of assessment:</b> This is ostensibly a procedural policy defining management priorities which it is difficult to assess using the Framework, however it is sustainable insofar as this it ensures the settlement is coherent from the outset, ensuring new residents have access to an appropriate range of facilities and infrastructure.				
<b>Summary of mitigation proposals:</b> None.				
<b>Secondary, cumulative or synergistic effects:</b> None identified.				