



South Cambridgeshire Local Development Framework

Cambridge Southern Fringe Area Action Plan

Annex to ~~Draft~~ Final Sustainability Report |

Detailed Policy Assessments

**SOUTH CAMBRIDGESHIRE
LOCAL DEVELOPMENT FRAMEWORK:
CAMBRIDGE SOUTHERN FRINGE
AREA ACTION PLAN**

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

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- CSF/25 – Management of services, facilities, landscape and infrastructure
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INTRODUCTION

This document is the Annex to the Draft Environmental / Sustainability Report on the Cambridge Southern Fringe 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

CSF/1 – The vision for the Cambridge Southern Fringe				
Provides a general statement defining the developments and what the Council wishes to achieve.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	(-)	-	Appears to take a small amount of agricultural land to the west and south of the PBI site (see Mitigation comments in the summary at the end of the assessment). Unlike Northstowe and Cambs East development is not based on Structure Plan requirements, unlike that within the City boundary. Finding more of South Cambridgeshire's housing requirements on the edge of Cambridge rather than in its villages will reduce the length of journeys to work in Cambridge and this supports sustainability of the site. The western extension of the Green Belt will see agricultural land (pasture?) given over to a country park. It is assumed this land is no longer required for agriculture, though the change in use is not irreversible.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	Will increase energy and resource consumption in absolute terms, offset by (a) opportunities to encourage sustainable commuting by new residents and (b) other plan policies on energy and water conservation. Marked as a relatively minor impact given the scale of development compared to Northstowe and Cambridge East.
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	(+)	+	+(+)	Makes provision for access to new Green Belt.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Overall neutral although policy text acknowledges the need to protect the setting of Hobson's Brook.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Addressed in part, but policy CSF/2 is a more comprehensive statement of the plan's effect on this objective.
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	~	~	~	Effect not evident from policy text – see policy CSF/11.
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Not addressed explicitly – see 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	(+)	+	+(+)	Makes provision for access to new Green Belt. See also policy CSF/2.
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	~	~	~	Not stated – see policy CSF/7.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Not stated – see policy CSF/6.
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 very general statement of the Council's intentions, and many of the associated issues are evaluated more fully in the assessment of other policies. Note that development at Northstowe and Cambridge East is predicated on achieving house building targets specified by ODP, and taking forwards proposals in the adopted Structure and Local Plans. As finding more of South Cambridgeshire's housing requirements on the edge of Cambridge rather than in its villages will reduce the length of journeys to work in Cambridge, loss of agricultural land must be balanced against its sustainability as a location for additional housing growth.

Summary of mitigation proposals: The current proposals map for the western sector shows Trumpington West extending onto what is currently agricultural land although this appears to be part of the Monsanto facility itself. As such it is not clear whether this land is brownfield or greenfield, and it would be helpful if the maps and/or text could clarify this point.

Secondary, cumulative or synergistic effects: None identified.

CSF/2 – Development and countryside improvement principles

Provides a general but comprehensive statement of the broad principles of the development covering landscaping, biodiversity, access, housing, employment, etc.

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	~	(-)	-	See comments for policy CSF/1.
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	As above.
1.3 Limit water consumption to sustainable levels	~	(-)	-	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Positive, assuming landscaping will use locally characteristic features and species. A post consultation change makes explicit the need for construction activity to avoid environmental impacts.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Creation of new Green Belt and country park on the west of the development and improvement of access through the area south of Addenbrookes.
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	Original text was intrinsically supportive because landscaping west and south of

				Trumpington aims to protect key areas (eg. Gog Magog Downs) from visual intrusion by new development. <u>Post consultative change to criterion F made the links to archaeological evaluation of the area quite explicit although this is in effect a cross reference to policy CSF/16 which already identified a survey requirement.</u>
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++(+)	+++	Components of this policy state a range of landscaping and other design tactics to limit the visual impact of new development while linking the urban extension into the existing settlement of Trumpington. <u>Post consultation changes clarify the need for a strategic design guide for the settlement.</u>
3.3. Create places and spaces that look good and work well	+++	++(+)+(+) }	++++	As above, thought qualified slightly as the design brief for the development is not currently available.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Supportive in principle as broad design will encourage residents to use park & ride, walking or cycling for a range of different trip purposes. However development will add to noise and light impacts in an otherwise quiet area and these issues will need to be addressed in the design guide. We also assume the site is currently under bio-agricultural use and it may be appropriate to require a contaminated land survey before development consent is granted. Development will also result in short-term construction impacts that will need appropriate mitigation (see policy CSF/22).
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.1, etc.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Positive contribution by providing facilities in western and southern parts of the area, and improving public access. <u>A post consultation change also makes explicit the need for health care 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	+	+(+)	++	Provided both in west and south.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Provides for local employment and increased services in Trumpington (coordinated with Cambridge City Council) and easy access to park & ride facilities for commuting and other purposes.
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	~	(+)	+	Modest growth compared to other AAPs, but will add to housing stock, including affordable homes.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	As for 6.1.
7.2 Support appropriate investment in people, places, communications and	~	(+)	(++)	In combination with development within the city boundary, the AAP provides for

infrastructure				infrastructure, services, etc. not just housing. <u>However a post consultation change adjusted the approach to require provision in time with development, though some items will be needed at the outset. This weakens the support for this objective although it appears to be mainly an issue of clarification.</u>
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	It is assumed that extension of retail and other facilities at Trumpington (lies in Cambridge City) will not conflict with the district retail hierarchy (see Development Control policies SF/1 to SF/6).
Summary of assessment: Clearly a broad overarching statement of the scope of the development that is consistent with the agenda for sustainable development in many areas. <u>However one post consultation change adjusted the apparent timing of provision of infrastructure, making less clear what services and amenities will be provided at the outset for the benefit of the first residents.</u>				
Summary of mitigation proposals: It is not certain what additional clarity is delivered by separating policies CSF/1 and CSF/2 since the latter provides the amplification that is missing in the former. However this is a minor issue only. Also, the site's current use may justify a contaminated land survey prior to granting development consent.				
Secondary, cumulative or synergistic effects: None identified.				

TRUMPINGTON WEST & CAMBRIDGE'S SOUTHERN SETTING

CSF/3 – The site for Trumpington West				
Defines the site as that currently occupied by the Monsanto agricultural research facility, comprising brownfield land occupied by buildings and (apparently) agricultural land which is part of the facility..				
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	?	?	?	As noted for CSF/1 the proposals map suggests that some land currently under agriculture will be turned over to housing and other land uses. However this appears to be land attached to the Monsanto facility, and therefore being used for agro-research rather than commercial farming. Consequently the land could be considered to be brownfield. Given the need to meet the District's house building commitments, the key issue of this definition is whether this development will contribute to the level of house building on brownfield land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
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	~	~	~
Summary of assessment: There is little to say for this assessment as it merely defines the location and approximate extent of the area where development of the western part of the AAP area.			
Summary of mitigation proposals: Clarification of the status of open land to the west of the Monsanto buildings at Trumpington West would be helpful.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/4 – The revised Cambridge Green Belt

Defines the intention to extend or reallocate areas into the Green Belt to maintain its dual purpose of keeping separate the city and its surrounding, and in maintaining open land around the city to preserve its setting and views towards its heart.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Clearly supportive. One concern raised in the initial appraisal is that redesignation of the western part of the site should not lead to development pressure in the future. Therefore it will be important to resist further redesignation of the Green Belt here to allow creeping development (although this may be restricted to some degree by proximity to the Cam floodplain).
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	(+)	(+)	(+)	Implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	+	++	+++	Supported by new access routes and the country park.

3.1 Avoid damage to designated historic sites and their settings	+	+	+	Supportive as it protects the setting of the Cam to the west and north and maintains the open visual aspect of the area adjacent to the Gog Magog Downs.
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)++	+++	+++	Very clearly the principal objective of this policy.
3.3. Create places and spaces that look good and work well	++	++	++	Expected to be beneficial; proximity to Green Belt and newly landscaped areas should improve quality of Trumpington West environment.
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	(+)	(+)	(+)	Implicitly supportive provided that the Green Belt is maintained and provides separation of development from the Cam floodplain.
5.1 Maintain and enhance human health	+	++	+++	Provides for public parkland and other open land on the west and south.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	As for 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Issue of improved leisure facilities subsumed under 5.1 above.
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 ensuring that green separation of Cambridge and its surrounding villages is maintained. The benefit of the policy will be improved by securing public access through the Green Belt.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/5 – Landscape, biodiversity, recreation and public access

Defines a number of specific proposals for additional planting and creation of access infrastructure to improve the quality of the landscape adjoining the new built-up area in the west of the site, and to maintain and improve the open aspect of the land to the south of Addenbrookes. The policy states an intention to seek developer contributions for these improvements.

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	~	~	~	No designated sites locally. However an ecological survey should be undertaken before any improvements begin to check for protected species so that their requirements can be taken into account.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Very clear contribution with improvement of landscaping which adds vegetation features. These include linear features and copses, both of which have biodiversity value and are typical of the local landscape.
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	+	+	+	As for policy CSF/4.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Landscape features in west area will be beneficial but the need to add vegetation must be balanced against maintaining open views towards the city centre (although the skyline of the centre is not visible from this quarter). That in the south is intended to be selective and to maintain open views towards the Downs.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Some limited benefit from sound-dampening measures along the M11 corridor. The policy refers only to a requirement on the north side, although it would be beneficial on the south to provide a tranquil setting in the country park. By their nature country parks are intended for wider communal use. It is not clear how access to the park will be provided, especially for those travelling from other parts of Cambridge, or further afield. We assume city residents will be encouraged to use the park & ride facility at Trumpington, and that this car park will also be available for use by anyone travelling to the site from a distance. It is not clear what access will be provided from the south at Hauxton. In both cases this may lead to minor growth in traffic at certain times (but probably not at peak hours). It is not clear what, if any lighting will be provided along footpaths and cycleways in the southern section as the need to design out crime and give these routes a safe appearance must be balanced against avoiding light pollution in an area that is currently unlit. Consideration may need to be given to safe but discrete lighting on these routes.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	Landscaped areas will prevent development creep towards the Cam floodplain.
5.1 Maintain and enhance human health	(+)	(++)	(+++)	Provides opportunity for healthy exercise; achieving the objective depends on public attitudes.

5.2 Reduce and prevent crime and the fear of crime	~	~	~	(See 4.1 above.)
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	Very clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Improved access to leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	The council intends to seek Section 46 contributions although the process is not clear in terms of its relationship with developments within the City. This issue is clarified by policy CSF/23.
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: Another clearly sustainable proposal intended to enhance local landscape sympathetically and where appropriate in order to mitigate the effects of development, provide localised aesthetic improvements, and provide countryside recreation opportunities for local residents.				
Summary of mitigation proposals: An initial concern of the assessment was that the small scale of Trumpington West appeared to offer little opportunity to seek additional contributions to the extensive landscaping measures proposed by this policy. In fact policy CSF/23 clarifies the intention of the City Council to seek contributions from those developing land with the city boundary, even though the improvements will affect land across the boundary in the District. We are not aware of a precedent for this type of approach and assume it is permissible.				
Secondary, cumulative or synergistic effects: There is a potential contribution to traffic levels from people travelling to the country park by car and it is not clear what parking facilities will be provided at the north and / or southern end of the park. Apart from this the overwhelming impact of the policy is positive (ie. synergistic) by maintaining and enhancing the existing open landscape in this area.				

TRUMPINGTON WEST

CSF/6 – The structure of Trumpington West

Describes the mixed land use proposed at Trumpington West, identifies the focus on sustainable transport using a variety of modes, and outlines the edge treatment on the south and west where new development will overlook Green Belt land.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	Increase in resource use inevitable with re-development (consistent with marking for policy CSF/1).

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	~	~	~	Biodiversity not mentioned specifically but is covered by comments under CSF/4 and CSF/5.
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	+	+(+)	++	Recognises need for sensitive treatment of new development to the west of Hauxton Road to minimise its impact on the adjacent open land. Proposes buildings no more than 4 storeys high. It is not possible for us to assess whether this is consistent with the height of buildings at the southwest end of Trumpington though the policy notes this will screen industrial buildings in the vicinity.
3.3. Create places and spaces that look good and work well	+	+	+	Depends on design guidance but assumed to be supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	++	Positive contribution by encouraging / connecting with various forms of public and personal transport. The supporting text mentions access to the guided busway but our understanding is that this interchange would be at Addenbrooke's hospital.
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Supports objective through requiring recreation facilities and promoting sustainable transport modes.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	(Addressed in other policies).
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Policy text implies that most of the supporting retail and community infrastructure will be provided in Trumpington (though possibly with some in the development). It is assumed that the range and capacity of facilities in central Trumpington are already adequate, or that expansion of those facilities and development of Trumpington West will be coordinated by the District and City councils.
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	+	+	+	Mentioned specifically.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Encourages integration of Trumpington West with the existing community, but see comments against objective 6.1.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Modest contribution within the settlement, but there may be expansion of employment at the Addenbrooke's site about ½ a mile to the east, and easy access to central retail, office and academic employment via the park & ride facility.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Proposals seek to link development with existing infrastructure in Trumpington so it is not isolated.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	(Nothing specifically relevant),
Summary of assessment: A fairly straightforward policy which aims to provide basic communal infrastructure, facilities and a small amount of employment within the new development, but which focuses more on ensuring it is integrated with the existing community of Trumpington.				
Summary of mitigation proposals: It is not clear what pressure the development might put on the existing facilities (retail / communal) in Trumpington; whether development should be conditional on improving those facilities; and the extent to which the District and City councils will need to coordinate planning on this issue.				
Secondary, cumulative or synergistic effects: The principal secondary impact appears to be the effect on facilities in Trumpington.				

CSF/7 – Trumpington West housing				
Proposes an ambitious design for 600 homes based on a high average density of 50 dwellings per hectare comprising a range of housing types (including some medium-rise apartments in appropriate locations) and tenancy arrangements.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	?	?	?	Appears to involve loss of some open land but compensates this by using high average density to contain the footprint and make space for other land uses (see assessment of this objective for policy CSF/8).
1.2 Reduce the use of non-renewable resources including energy	~	~	~	(Adverse absolute impacts already addressed under policies CSF/1 and CSF/2). However the policy makes no reference to the use of sustainable construction techniques consistent with Development Control policies NE/1 - NE/3.
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 expected to be neutral but parts of the development appear to include buildings up to four storeys which are not typical of much of the surrounding housing. This will need careful landscaping to mitigate its impact, although the plan states that such medium-rise development on the south of the site is itself a mitigation of the impact of industrial land uses to the north.
3.3. Create places and spaces that look good and work well	+	+	+	Will be addressed more directly by design guides, but proposal for a range of housing types appears to support this objective.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	(Adverse impacts addressed under policies CSF/1 and CSF/2).
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	

5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Depends on design.
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Addressed by other policies.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Density will be adjusted (as per PPG3) to concentrate housing close to employment, services and transport access.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Supportive through tenancy arrangements (income disparity) and easy access to services and transport (mobility disparity).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	House size and tenancy mixes are consistent with the Development Control policy, and address District needs by prioritising 1 and 2 bed homes and providing 50% of capacity is available for social rented and intermediate/key workers. (Mark reflects growth in stock as development expands).
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	We assume housing mixture and design will encourage an integrated community rather than one subtly segregated on house type and (therefore) income.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Contribution modest as limited employment opportunity within the site, but other policies will contribute, and accessibility of housing and transport helps.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	Addressed more directly by other policies.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: A straightforward policy that is clearly sustainable in addressing the District's recent disparity in housing demand and supply, and which is consistent with the Development Control policies on housing type, mix and provision of affordable properties. The policy adopts a net density substantially higher than that required by PPG3, and this in some way mitigates the absolute impacts identified under other policies.

Summary of mitigation proposals: We assume Development Control policies on energy conservation in new development (policies NE/1 and NE/3 in particular) would apply to this development. Cambridge East policy CE/28 makes specific provision for such technology as well as requiring exemplar projects which aims to achieve higher conservation targets, whereas this AAP only has the latter. We assume the same conservation objectives would also apply and this should be made clearer.

Secondary, cumulative or synergistic effects: Principal synergistic impact is reversal of housing trends although its contribution is fairly modest alongside Cambridge East and Northstowe..

CSF/8 – Employment

States intention to incorporate a modest level of B1 employment within the development, but implies that new residents will largely be employed elsewhere in Cambridge.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	(We assume the higher housing density proposed in CSF/7 will provide space for employment land).

1.2 Reduce the use of non-renewable resources including energy	~	(-)	-	Some additional resource consumption from this land use although effect may be negligible due to limited employment capacity that will be provided.
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	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Policy implies increased commuting due to limited local employment, but this is mitigated by sustainable transport policy (see CSF/11).
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
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	(~)	(+)	(++)	Benefit derives primarily from locating development where there is convenient access to transport routes to employment, notably in central Cambridge, rather than local provision.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	Difficult to see this making a significant contribution.
Summary of assessment: A straightforward policy with only limited (positive) impacts because of the small scale on which local employment can be provided. However this is mitigated by locating the development on good access routes into central Cambridge. Moreover the development itself is not part of the current sustainable communities hierarchy (see Core Strategy policies ST/3 to ST/6) and therefore greater provision might be inconsistent with its status.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/9 – Community services, facilities, leisure, arts and culture

Proposes collaborative development of a range of facilities with the City Council so that they benefit the whole of Trumpington. The policy establishes the need to phase delivery of these facilities with occupation of new housing either side of the city boundary, and the intention to seek other contributions to the costs of these 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	~	(-)	-	Absolute impact; relative impact depends on whether there are more sustainable sites elsewhere.
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	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	(-)	-	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	±	±	±	Depends on community facilities provided; some will be leisure and may therefore encourage people to take exercise. <u>As a result of a post consultation change which clarified the intention of providing social and health care facilities, the policy has been scored more positively.</u>
5.2 Reduce and prevent crime and the fear of crime	~	~	~	(Contribution of owards reducing fear of crime?)
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Leisure facilities addressed in assessment of policy CSF/17.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supportive and will increase with phasing, but based on what is already available within Trumpington.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	By definition community facilities should be open to all and should avoid (eg.) financial charges which penalise some. It is assumed issues such as disabled access, representation of appropriate faiths, etc. will be defined in the detailed needs assessment which the policy requires.
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 principal objective of this policy. A key issue will be ensuring good access for the first

				occupants to any facilities already in Trumpington, possibly supplemented with some facilities in the site itself.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Some employment opportunities? Supporting text identifies that need for a primary school established already.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Clearly supportive because it aims to integrate the development into Trumpington village life, ensuring that its position on the far side of the A10 Hauxton Road is not a barrier. A post consultation change makes explicit the intention to seek contributions for all infrastructure necessitated by the development, and to seek external sources in part where it benefits the wider community.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Another sustainable policy aiming to integrate the new development with the existing settlement of Trumpington, making use of its facilities and also providing a location for appropriate new public and private sector services.				
Summary of mitigation proposals: The initial SA report raised the issue of the potential barrier effect of the A10 on integration of the new community with the rest of Trumpington. In some respects this policy addresses the issue with social infrastructure, however access issues require some clarification.				
Secondary, cumulative or synergistic effects: The aim of the policy appears to prevent a somewhat cumulative effect whereby the new development grows but remains separate from the rest of Trumpington.				

CSF/10 – Road infrastructure

Requires the developer(s) to submit a transport assessment demonstrating that Trumpington West will not increase congestion on the A10 Hauxton Road during peak hours, to fund any appropriate traffic management measures, and to provide landscaping to limit the visual impact of the new access road between the A10 and the southern end of the extended Addenbrookes site.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(+)	(+)	(+)	Ideally it means the development is 'fuel-neutral' insofar as growth would not significantly increase fuel consumption as a result of commuting by private car.
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	~	+	+	Minor benefit from mitigating the Addenbrookes access road.

3.3. Create places and spaces that look good and work well	~	~	~	Any benefit subsumed by 3.2 and 6.1.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy aims to prevent increase in queuing traffic and impact on air quality. (Reduced congestion depends on much wide-ranging measures beyond the scope of the AAP).
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	(+)	(+)	(+)	Indirect contribution to improved health from controlling air quality.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Preventing congestion not only benefits local residents but also prevents worsening of access problems for other users of the A10.
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 appropriate improvements in traffic infrastructure funded by the development.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Main effect is to prevent deterioration of road conditions as a result of extra traffic.

Summary of assessment: In principle this appears a sustainable policy designed to prevent even moderate traffic impacts as a result of the development. However the terms of the traffic assessment suggest that most of the new residents of Trumpington West will be expected to use sustainable transport, although the developer cannot prove this will occur conclusively. Moreover it appears that this condition will be imposed on Trumpington West while the effects of the Addenbrookes access road are not considered (presumably because this development lies wholly within the City boundary).

Summary of mitigation proposals: See above.

Secondary, cumulative or synergistic effects: The policy aims to mitigate (or minimise further) travel problems although the other comments suggest all impacts need to be considered.

CSF/11 – Alternative modes

Establishes various measures and initiatives being promoted separately (eg. the guided busway) to provide infrastructure that will encourage residents to use sustainable transport for commuting, shopping trips, etc. from the outset. The policy makes clear several ways in which Trumpington West developments will be integrated with other transport infrastructure developments.

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	If successful there is a clear long-term cumulative impact, though Trumpington West will make an incremental contribution.

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	(+)	(+)	(+)	Can contribute indirectly to reducing congestion in Cambridge's historic centre.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Reduced congestion will benefit Cambridge.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	±++	As for 1.2 in terms of the impact on reduced emissions, whether from moving or stationary traffic. See also comments for objective 6.1.
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	(+)	+	+(+)	Impact may be understated if sustainable transport promotion is effective.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Not addressed by specific measures but supportive text requires car parking facilities should 'design out crime'.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Requires network of access routes which will help to reduce car movements and improve access and enjoyment.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++±	Addressed by several initiatives including bus and guided bus services, cycle and footpath routes to central Cambridge and to other local services and employment sites. A post consultation change to the Transport Objectives clarifies the requirement for a travel plan for new developments which was less definite in the original policy.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	In principle it provides for the needs of the less mobile and for those without (unable to afford or use) a car. It is probably too early to address this issue, but we assume some subsidy or discounted long-term travel ticket might be available to residents to encourage use of these 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	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	+	+(+)	Only addresses one of the decision-making criteria concerning non-car access to employment sites.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+(+)	++	Clear indication the developments are an integral part of city-wide transport infrastructure improvements.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy ? ? ? Impact cannot be assessed but there will be incremental benefits from reducing congestion and improving traffic flows for those journeys that have to be made by car.

Summary of assessment: Clearly consistent with Development Control policies, sustainable transport policy (PPG13) and other guidance on car parking standards and encouraging healthier lifestyles. The policy makes it clear that developments at Trumpington West will be integrated with infrastructure improvements covering the rest of the city and beyond (eg. the guided busway), adding to this with improvements in footpath and cycleway provision that will have a local benefit. **Post consultation changes to the preceding Transport Objectives provided a clearer signal of the intention to use travel plans to encourage delivery and use of sustainable transport initiatives.**

Summary of mitigation proposals: The supporting text requires the developer(s) to submit a transport assessment and travel plan, and encourages car pooling. Depending on their size it may be appropriate to require employers occupying the B1 properties to submit a green travel plan. The policy might also refer to the phasing of transport infrastructure with the development to ensure the sustainable alternatives are available from the outset.

Secondary, cumulative or synergistic effects: There is an obvious long-term benefit to road congestion, urban character, air quality, etc. if the collective set of transport improvements can effect a behavioural change, and it is essential that new residents are encouraged to use sustainable alternatives as soon as possible (this issue is recognised in the equivalent policy for the Cambridge East urban quarter).

CSF/12 – Landscape principles

Requires the developer(s) to submit a landscape strategy that delivers an integrated approach combining high quality urban design with edge treatment and landscaping beyond the development, as well as the integration of green corridors and open space with the broader design. The text reiterates the need to re-use construction spoil wherever appropriate, and to retain existing features.

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	(+)	(+)	(+)	Supportive in principle as it advocates re-use of spoil.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Integrates planned landscaping measures with existing features of biodiversity value which will ideally assist recolonisation of the site by wildlife.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Part of a suite of policies for landscape improvements and the infrastructure to encourage people to enjoy them.

3.1 Avoid damage to designated historic sites and their settings	?	?	?	Treatment on the west and northwest side must respect the characteristic / historic associations (Byron's Pool is less than half a mile to the north). Note also that Anstey Hall, a locally important listed building, lies adjacent to the northern edge of the development. This area lies within the City boundary and we assume that appropriate landscaping will be undertaken to limit any impact (recognising that it may have been affected by recent retail development in the vicinity).
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	++	++(+)	Main objective of policy is to improve the quality of the existing landscape although the approach appears a little inconsistent. South of Addenbrookes the objective is to retain the open aspect of the agricultural land between the city edge and the Downs to the south, enhancing it with vegetation features at the edges. To the southwest of Trumpington equally open agricultural land is to be transformed by planting of copses and hedgerows.
3.3. Create places and spaces that look good and work well	+	++	++(+)	Whether the replanting between Trumpington and the M11 is an improvement is an aesthetic judgement although previously the Council has advised us it considers there is scope to improve the visual impact of this entrance to the city (confirmed in part by policies CSF/5 and CSF/6). The current agricultural use of this land means there are few features of interest so the changes will improve distinctiveness while supporting biodiversity objectives.
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	+	(+)	++	Increases quality and quantity of space; other policies which establish the country park increase accessibility.
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: The policy mainly expands the detail in CSF/5, adding the requirement for green corridors and fingers and giving a clearer picture of the way in which various components of landscaping (new treatment and retention of existing features) will be integrated. There is a slight inconsistency in that agricultural land south of Addenbrookes will retain its open aspect where as that southwest of Trumpington will be broken up by new vegetation features. However the latter offers biodiversity benefits that the current land use cannot offer.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/13 – Landscaping within Trumpington West				
Reiterates part of policy CSF/12 requiring green fingers linking open vegetated space in the settlement with similar features surrounding it, and which will include some water features benefiting residents and wildlife.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	?	?	?	Clause 1 of the policy implies the features may contribute to site drainage although this is not expanded a great deal and there is no corresponding reference in policy CSF/19.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	(+)	+	Green corridors will help wildlife to recolonise the site although this may be limited while construction work continues. Benefit may cumulative more rapidly than the marking suggests but this cannot be substantiated at present.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	With other features and infrastructure (see CSF/5) will provide a network of routes though this is more pertinent for policy CSF/14.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Features will add to distinctiveness of townscape and green fingers are characteristic of parts of Cambridge. The relevance of water in these features is not as clear as at Northstowe (mimics fenland villages) and Cambridge East (similar temporary features nearby).
3.3. Create places and spaces that look good and work well	+	+	+	Features will help to break up the local townscape, moderating the impact of the fairly dense design (see housing densities stated in CSF/7).
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	May help air circulation, helping to maintain air quality.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	See 1.3 but should be supportive in principle.

5.1 Maintain and enhance human health	+	+	+	With other features, providing opportunities for relaxation and leisure on the doorstep.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	Assumed to be neutral but will need to be 'designed' out' in the master plan.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	Quite clearly supportive (use of two rather than three +'s reflects limited size of development relative to Northstowe, etc.).
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to accessibility of informal 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	?	?	?	Policy CSF/7 suggests extra space requirements have no clear adverse impact on housing provision.
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 landscaping policy which builds a little on CSF/5, expanding definition of the role of green fingers (as informal recreation areas, biodiversity assets, and possibly parts of a SUDS). Requirements for high quality in design and safe access and crossing are equally straightforward. The policy advocates a similar approach and rationale to that for Cambridge East and Northstowe. The role of water in the feature here is less clearly linked to local comparators but would not harm its contribution to local character (and would be consistent with any SUDS function).				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/14 – Linking Trumpington West to its surroundings

Two-part policy requiring landscaping of access routes and connectivity between landscape features in the development and those in its surroundings..

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	+	+	+	Access linkages for humans will also help wildlife movement and recolonisation of the site.
2.3 Improve opportunities for people to access the countryside and wild places	~	+	++	Clearly a key objective of this policy. Policy CSF/5 will provide for access within and through the features. The footpath / cycle route running up the east side of the country park can provide part of a circular walk similar to that proposed round the green separation and

				perimeter of Northstowe.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Clearly contributes provided features are not too obtrusive.
3.3. Create places and spaces that look good and work well	+	+	+	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Depends on integration of these features with SUDS.
5.1 Maintain and enhance human health	~	+	++	Clear recreational benefit that will increase as features are established and interconnected.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	+	++	As for 5.1.
6.1 Improve the quality, range and accessibility of services and facilities	~	+	+	Access to informal 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: Logical companion of CSF/13 which illustrates the integration of internal and external landscaping features. Little else to add.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: None identified.

CSF/15 – Enhancing biodiversity

Demands a biodiversity management strategy to be taken forward by a permanent officer, based on an ecological survey to identify the range and mosaic of habitats and to detect any habitats and species which may require special measures (including access restrictions). The policy also provides for biodiversity initiatives linking local improvements with existing protected and adjacent sites such as Wandlebury hill fort, Gog Magog Downs and the River Cam corridor.

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	+	(+)	(+)	Medium/long term qualification denotes uncertainty whether any protected species / habitats are present but key action is prompt survey so remedial measures can be included in the master plan. The supporting text identifies a number of potentially important local species and habitats and that Hobson's Brook has been previously classified as a SSSI. Any key sensitivities will need to be fed into the construction strategy to ensure temporary air and water contamination risks are identified and mitigated.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Marking may be exaggerated if local key habitats are already being addressed / managed through the LBAP programme, but overall effect is clearly positive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	Neutral because policy is concerned with managing these resources and may require access controls to protect important sites and species.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Contributes although the policy is more concerned with wildlife than landscape.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	We assume any sensitive habitats will be protected by mitigation to reduce air, water, noise, etc., impacts.
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: The impact of the policy will only be understood fully once the ecological survey which it mandates is complete and the impact on local wildlife of redevelopment, and of local protected species on the wider site design and construction processes can be better understood. The area includes two areas of potential importance (the Cam corridor and the links to the Downs and Wandlebury to the south) and we assume the need for a management strategy and supervising officer means these areas are not formally managed at present under the county BAP or any local BAP. The policy text provides for micro-level improvements (additional nesting boxes, etc.) is therefore complements the larger landscaping improvements which will introduce additional features into the landscape (hedgerows, copses, etc.).

Summary of mitigation proposals: In due course it may be useful to indicate: [a] how the biodiversity officer post will be funded; and [b] what integration is envisaged between these facilities and existing formalised management of nearby assets (notably Wandlebury). These are not priorities for this stage of plan development.

Secondary, cumulative or synergistic effects: None identified.

CSF/16 – Archaeology at Trumpington West

Requires the developer(s) to commission an extensive expert field and desk survey of both parts of the site given the proximity of two Scheduled Ancient Monuments and the wide range of other local finds which suggest a range of potential remains from different periods may be present locally.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The principal objective of the policy. The range of finds listed in the policy text suggests the survey will find much, though impact of the development may be negligible. Only the former Monsanto site is to be substantially redeveloped, so other developments will largely leave ground and therefore remains. The location of features needs to be determined to prevent disturbance by cabling, etc. earthworks along the M11 and for the SUDS. The policy does not define treatment as this depends on the significance of the find(s) and must be consistent with PPG16. The results must inform the construction strategy to prevent disturbance and to ensure additional inspection can occur.
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	~	~	~

Summary of assessment: A straightforward preventative policy the implications of which cannot be assessed fully without detail of the outcome. The extensive range of local finds summarised in the policy text suggests the survey will find and the results will need to be fed into the construction strategy. The limited area to be redeveloped (confined to the Monsanto site itself) suggests the risks of disturbance are localised, but it will still be essential to ensure there is no unnecessary disturbance; further on site inspection; and preservation in situ (ie. consistent with PPG16 and Development Control Policy CH/2).

Summary of mitigation proposals: Depend on nature and significant of what is found.

Secondary, cumulative or synergistic effects: None identified.

CSF/17 – Public open space and sports provision

Requires the developer(s) to prepare a formal sports provision strategy based on standards consistent with those adopted by Cambridge City for the southern fringe area as a whole. The strategy must ensure adequate access of all housing to recreational space nearby and provide for public involvement in design.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
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	~	~	~	Impact is local and not specifically characteristic (notwithstanding use of same standards as the City).
3.3. Create places and spaces that look good and work well	+	+(+)	++	Particularly important component of the development as it will help to break up the high density housing, ensuring it is not hemmed in and providing local amenity on the doorstep.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Depends on accessibility of other sports space if this was not provided, but if none was available nearby it could increase the number of car trips.
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	+	+(+)	++	An obvious objective of this policy although its impact depends on residents' use of the facilities.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Objective should be addressed as part of the broader design requirements for the site. Security is important especially for childrens' play space, but is reflected in the minimum distance requirements for access to LAPs, LEAPs, etc. The Scoping Report suggests links between crime (ie. including anti-social behaviour) and lack of facilities for teenagers. The City standards make provision for this group and it might be pertinent for the policy to stress this and any links to other community facilities required under policy CSF/9.
5.3 Improve the quantity and quality of publicly accessible open space	++	++(+)	+++	Clearly the principal objective of this policy. It is possible that improved provision in Trumpington West and the development within the city on the other side of the A10 could provide amenity to existing residents of the southwest end of Trumpington.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Contributies directly to provision of leisure amenity.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Supportive in principle as facilities will be communal. Provision for disabled access should be addressed in the design guide(s).
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	(Higher density of housing is assumed to make space for these amenities therefore their provision has no impact on availability of housing.)
6.4 Encourage and enable active involvement of local people in the community	++	++	++	Ideally will contribute to community involvement in sports and other activities. Clearly supportive in mandating the involvement of resident in design and selection of facilities.
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	+	+	+	Investment in essential part of social infrastructure.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: A further outline policy that supports the objectives of sustainable, inclusive and healthy communities, although its impacts are difficult to assess in detail without more design information, and the benefits will depend on residents' use of the facilities. Key issues of involving residents in the design and selection of facilities, and reflection of the need for safe childrens' play space are recognised. The Scoping Report identifies that the District is relatively poorly provided for recreational space. It is not clear whether the same applies to Cambridge City, but these facilities – together with those in new development to the east of the A10 – could benefit Trumpington residents, helping the integration of Trumpington West into the local community.			
Summary of mitigation proposals: The Scoping Report also identifies the potential links between lack of youth facilities and fear of crime (assumed to be anti-social behaviour). The City space standards make provision for space for teenagers and it would be appropriate to address this issue more clearly by requiring facilities for teenagers either through recreational facilities or other amenities provided under the requirements of policy CSF/9.			
Secondary, cumulative or synergistic effects: None identified.			

CSF/18 – Countryside recreation				
Requires development of a strategy linking the components of landscape and infrastructure enhancement to provide a wide-area recreational facility.				
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	~	~	~	Strategy includes the country park which appears to take some land under pastoral agriculture at present, but this is not an irreversible change in land use.
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	~++	~++	~++	A post consultation change makes explicit the link to the Council's obligation (under the Countryside & Rights of Way Act) to prepare a rights of way improvement plan, strengthening the policy-driven resolve to deliver this infrastructure.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Implicitly supportive but inherits this from the infrastructure and landscape requirements of other policies. Given the size of the area involved it might be helpful if the policy specified the need for ongoing management and suggested who might be responsible (or that the countryside access strategy should make proposals on these issues).
3.3. Create places and spaces that look good and work well	(+)±	(+)±	(+)±	The original policy was implicitly supportive, although this policy is defines a procedural need. See also objective 2.3.
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	(+)	(+)	(+)	As for 3.3.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	<u>As for 3.3. The post consultation change mentioned against objective 2.3 addresses access which indirectly supports this objective (though without necessarily affecting quality or quantity).</u>
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	As for 3.3.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Again, the policy is procedural but it will support a facility of benefit to the wider community. In reviewing this policy it became clear that there is little explicit mention of the access needs of the less mobile in this AAP. This issue is covered in principle by the Development Control Policies, but the AAP contains many policies addressing landscape and public access to open space on the south of Cambridge. Therefore it would be appropriate to acknowledge this issue even if it is addressed primarily through the design guide(s). See also comment about planning obligations in the mitigation section of this assessment (below).
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: This is primarily a procedural policy requiring that a strategy for integrating countryside infrastructure is prepared. This action implies management of facilities to maximise their benefit to the wider community, and this will implicitly support several SA objectives (healthier lifestyles, provision of leisure facilities, spaces that work well, etc.). <u>However a post consultation change makes clearer the Council's obligation to prepare a plan for delivering rights of way improvements, which will directly address access to wild spaces and open space in general.</u>				
Summary of mitigation proposals: The text does not make it clear whether responsibility for preparing the strategy rests with the Council or the developer(s). The table accompanying section E2 of the AAP on planning obligation indicate responsibility lies with the developer(s) for the area south of Addenbrookes but it is not clear whether this applies also to Trumpington West. The AAP might make reference to the needs of disabled access and other groups to the range of countryside and recreational facilities, although Development Control Policy DP/3 clause 6 makes this an overriding requirement for all new development.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/19 – Land drainage, water conservation, foul drainage and sewage disposal

Requires a range of measures to minimise the impact of the site. Runoff should be drained into a SUDS incorporating buried features, some open channels, and possibly reedbeds adjacent to the Cam (for Trumpington West). Foul drainage will be directed towards the Milton treatment works or its successor, and the policy states the requirement for water conservation technology in new development that is consistent with the policies and targets specified in the other two AAPs.

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	(+)	(++)	(++)	Clearly an objective of this policy. The conservative marking reflects the limited size of the development (and therefore impact on water consumption) relative to Northstowe and Camb. East <u>and also the post-consultation change which withdrew the original target of reducing consumption by 25% compared to existing average levels. This change is a legal / procedural requirement reflecting the scope of the planning system in general rather than this Plan.-</u>
2.1 Avoid damage to designated sites and protected species	+	+	+	Requires natural run-off rates to be maintained to prevent damage to water sensitive environments locally and further down the Cam, and to maintain local water levels to sustain a wider range of habitats. The <u>original</u> policy also <u>envisages-envisaged</u> that land use change may improve water quality leading to a reinstatement of Nine Wells as an SSSI, <u>however this was withdrawn following consultation due to concerns about whether this could be a requirement of development at Trumpington West.-</u>
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	See 2.1 above and 3.2 below.
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	+	+	+	Proposes SUDS components to be buried although some open ponds and reedbed areas could be provided. However the latter would not be typical features in the area south of Addenbrookes, though they are more typical of the Cam floodplain to the west of Trumpington West. Open water features are proposed for the Trumpington West development, partly to contain storm run-off. It is not clear that such features are as typical of this part of the sub-region as they are at Northstowe, for example.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Includes measures to prevent water contamination either by pollutants or excessive discharge. The policy makes clear the uncertainty about the future location of the receiving sewage treatment works and we assume that any redirection of foul drainage would be

				accommodated by changes to the sewage infrastructure off-site (ie. it would have no local impacts if it occurs during construction or after completion of Trumpington West). If this is not the case then a conditional clause linking development to sewage infrastructure may be necessary.
4.2 Minimise waste production and support recycling	++	++	++	Very clearly supported by water conservation measures.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	++±	++(+)	+++	One of the principal objectives of this policy, with protection afforded to the built development and biodiversity resources. <u>The effectiveness of the policy is improved by the need for a strategic surface water drainage system, which is specified in a post-consultation change to the policy.</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	?	?	?	Incorporation of SUDS/storm-relief related surface water features in Trumpington West could add to diversity and interest of some open spaces.
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	~	~	~	It is assumed that water conservation technology would not raise house costs, affecting the funding and therefore provision of affordable homes.
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	+++	+++	+++	All aspects are components of essential infrastructure.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Clearly a sustainable policy that corresponds to policies in other AAPs and that in the Development Control Policies. Its key requirement is ensuring that the impact of the development on the water environment is minimised in terms of water quality, discharge and groundwater recharge. There are slight concerns about the potential impact of relocating the Milton treatment works if this has implications for the configuration of foul drainage on the site and – if this is the case – it suggests development should not begin until there is certainty about where sewage will be treated. The policy also proposes an SUDS system which is largely buried, reflecting the limited amount of surface water (ponded or in channels) in both sectors of the AAP. There is provision for surface water features in Trumpington West although these would not be as locally typical as the corresponding drainage facilities in Northstowe which mimic fenland surface drainage. The policy also includes controls to limit provision of surface water features in the area south of Addenbrookes and we assume that this requirement applies to drainage of the new housing to the south of Trumpington which lies within the city boundary. <u>The policy is slightly weakened by the withdrawal of a target for reducing water consumption, but this is a legal / procedural necessity which reflects formal guidance.</u>				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: The principal potential secondary impact is the effect of changed drainage patterns and runoff rates on local habitats and those further down the Cam, however this is addressed specifically by the policy text.				

CSF/20 – Telecommunications infrastructure

Requires the developer or infrastructure provider to incorporate broadband telecommunications in the development and to design the infrastructure to enable convenient and non-disruptive maintenance and possibly upgrade in the future. The supporting text also refers to comparable policy on underground cabling, and to the desirability of sharing radio masts, both of which are consistent with Development Control policies SF/8 and SF/9.

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	(+)	(+)	(+)	Policy on masts in particular controls intrusion by these structures in two areas with an open aspect. There is likely to be particular pressure for masts along the M11.
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	+	+	+	As with other AAPs we note the possibility of using broadband infrastructure to deliver home shopping, community services, etc.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Depends on pricing / recovery of costs of this infrastructure and the extent to which this is passed onto local residents. Some services will be helpful for the house-bound and others who may have difficulty visiting amenities, etc., in person.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	As noted under 6.1. provides an opportunity to deliver community services by means other than post and personal visit.

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Possible attraction for B1 businesses relocating to the site although the benefits are likely to be relatively minor due to the limited employment provision envisaged by policy CSF/8.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Investment in leading edge telecoms infrastructure in an area renowned for its IT and distributed media capability.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Benefits likely to be limited at this site due to limited scale of deployment compared to other developments.
Summary of assessment: A further straightforward policy requiring use of leading edge high capacity broadband infrastructure in the new development and controlling other visible telecommunications infrastructure, notably radio masts for which there may be specific pressure along the M11 corridor. Also, it exploits an opportunity to build leading edge broadband 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, and helping the less mobile to access services and facilities that would be otherwise difficult to reach.				
Summary of mitigation proposals: None identified but see below.				
Secondary, cumulative or synergistic effects: It is not clear what management and commercial relationship would exist between the suppliers of the infrastructure and service providers. As suggested above, even though it may be used principally for telecoms, broadcast media, etc., there is a potential secondary effect to be exploited in using the information infrastructure to deliver community services, promoting greater involvement and also providing a new means of access and interaction for the less mobile.				

CSF/21 – An exemplar in sustainability				
Proposes to use the development to promote energy / water conservation technologies and other aspects of sustainable construction (efficient housing design; travel plan for site staff) consistent with those included in the other two AAPs.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(+)	+	+(+)	Policy refers specifically to sustainable construction, increased use of recycled materials, etc., and also supports this with a requirement for a travel plan for such developments (addresses emissions and fuel consumption). If exemplar programme results in widespread deployment then marking would be need to be increased although Northstowe and Cambridge East are most likely to deliver such benefits because they occur on a much larger scale.
1.3 Limit water consumption to sustainable levels	(+)	+	+(+)	Texts suggest 25% reduction in consumption required by policy CSF/19 could be increased in the exemplar projects.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Potential very long term cumulative benefit from a community based on more sustainable principles. Trumpington West would make a small incremental contribution.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	+(+)	Beneficial in its objective of contributing to reduced emissions though impact will be negligible if restricted to exemplar projects.
4.2 Minimise waste production and support recycling	?	?	?	Could also be addressed, subject to agreement with the relevant authorities in the City and County Councils.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Some long-term incremental benefits from contribution to climate change and emissions reduction objectives. Again, these will be relatively small-scale alongside Northstowe and Cambridge East.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Effect assumed to be neutral provided the technology does not affect house prices. This assumes another agency, not the developer, would provide funding, though this is not clear from the policy text at present.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Infrastructure increasingly appropriate given the UK sustainable development strategy?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Mirrors policy NS/25 for Northstowe and CE/32 for Cambridge East in seeking to use a completely new development as a platform to demonstrate the feasibility of sustainable technologies while avoiding the costs and practical problems of retrofitting to established housing or business premises. Our assessment may suggest the benefits are restricted by the small size of Trumpington West compared to the other two developments, but this does not prevent it from making a positive, incremental contribution (see also cumulative effects below).				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: The limited benefits from various exemplars could be amplified if there is a matching policy in the Cambridge City LDF which advocates the same approach to new housing at Trumpington within the city boundary, and which could enable one or more developers to integrated their buying and design approach.				

DELIVERING THE CAMBRIDGE SOUTHERN FRINGE

CSF/22 – Construction strategy

Defines a range of measures to be used to manage construction activities on site to minimise their impact on neighbouring land uses (especially residential areas) and off-site impacts resulting from transportation of materials, dust and water contamination. Specific recommendations are made on the use of spoil to provide sound-proofing along the M11.

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	?	?	?	Unlike the other two AAPs, does not mention re-use of secondary materials, however current land use suggests this opportunity is limited.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	Potential temporary negative impacts due to demands for water on the site.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicit in measures to prevent impacts around the site during construction. See also comment against objective 3.2.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~(+)	~(+)	~(+)	Post consultation change making clear the need for a Construction Strategy to manage the process and its impacts appears implicitly supportive.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+±	++	±(+)	Clearly supportive in requiring contractors to take steps to minimise air quality, noise, etc. impacts on local residents or existing and new properties, and to limit impacts on road traffic. The policy specifically prevents use of roads at these edge of the District by construction traffic serving redevelopment of land within the city boundary. We assume the City Council concurs with this approach. The specification of a construction strategy (see 3.2 above) enhances this.
4.2 Minimise waste production and support recycling	+	+(+)	+(+)	Supports objective by re-using construction spoil for sound-proofing along the M11. Current land uses permit little scope for re-using waste materials.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	(There will be a need to take account of flood issues when preparing the sound-proofing barrier close to the Cam crossing but this is not an issue for the rest of the site).
5.1 Maintain and enhance human health	+	++	(+)	Considerate construction techniques and effective mitigation will limit impacts from odours and dust. Changing trend reflects a reduction in impacts towards completion of development at Trumpington West.

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	+	+	+	Implicit in measures to prevent impacts around the site during construction.

Summary of assessment: Another straightforward development control policy to control impacts during the construction phase and to ensure they do not cumulate. The policy calls for a Considerate Contractors Scheme, and we would assume a construction strategy is required (as proposed for the other two developments) so that there is a clearly defined plan showing access and working arrangements, on-site management processes, etc. that will address the known impacts.

Summary of mitigation proposals: See above.

Secondary, cumulative or synergistic effects: None as the policy aims to address temporary impacts.

CSF/23 – Countryside enhancement strategy

States the intention to integrate planning application processes either side of the local authority boundary so that developers of land within the city provide contributions to landscaping improvements in adjacent areas of the District.

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	+	+(+)	++	Marked as positive as the supporting text mentions the range of landscaping that is expected, although the main intent of the policy concerns the planning application process.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	(Subsumed by comments under 2.2.)
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	As for 2.2.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As for 2.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	As for 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Supportive because landscaping benefits those closest to the improvements. It is assumed some funding may come from public sources since other beneficiaries will be residents who already overlook this area.
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: Little to comment on as this is largely a procedural policy seeking additional funding for the landscape improvements proposed in policy CSF/5.

Summary of mitigation proposals: None however note our comments for CSF/5 concerning the lack of precedents for allowing the contributions in one local authority area to be used in an adjacent area.

Secondary, cumulative or synergistic effects: None identified.

CSF/24 – Making use of existing buildings and resources on site

Proposes use of redundant site buildings as sources of secondary materials during re-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	+	+(+)	++	Provides for recycling of building materials as appropriate, and use of locally sourced materials and those from sustainable 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	?	?	?	It is assumed that there are no listed structures affected by redevelopment of Trumpington West (this will need to be confirmed prior to planning application being granted) however the policy does make provision for incorporating any that are worthy and suitable for retention (this is considered to be a more sustainable solution than demolition and re-use of the materials).
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Assumed to be neutral given limited number of structures in the 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	+	+	+	Clearly supports an element of 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: A straightforward policy that probably has relatively little overall impact since there is a limited number of structures on the redevelopment site. Without site inspection it is not possible to determine which or how many might be worthy of retention or suitable for re-use consistent with the land uses planned for Trumpington West.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/25 – Management of services, facilities, landscape and infrastructure

Requires developer(s) to submit proposals for simplified but effective processes for managing infrastructure, utilities and key resources (eg. water), infrastructure, etc.

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.	?	?	?	It is assumed any community involvement will be equitable.
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	++	++	++	Community involvement is required by the policy <u>and a post consultation change extends its duration-</u>
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: This is largely a procedural policy requiring submission of proposals and therefore the implications cannot be assessed at this stage. However the key requirement of public / community involvement is mentioned.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: None identified.

CSF/26 – Timing / order of service provision

Requires the developer(s) to define a schedule for coordinating the provision of housing with other services and infrastructure over the re-development timescale. The policy also clearly states that the developers and service providers will fully fund this infrastructure.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
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	+	+	+	Spaces will not work well if housing is provided but transport, social and other infrastructure is not available in proportion in the same timescale.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Infrastructure is assumed to include transport facilities which must be provided in parallel with occupancy of the site to encourage adoption of sustainable transport from the outset.
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.	?	?	?	Appears implicitly equitable.
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	+	+	+	Benefits from transport infrastructure providing access to off-site employment, amenities, etc.
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	Clearly based on providing appropriate investment at the right time.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Failing to provide supporting infrastructure will damage other policies to create a cohesive community that is well integrated with the existing Trumpington settlement and its facilities. Failing to deliver transport infrastructure could easily lead new residents to revert to commuting by car, frustrating efforts to encourage modal shift to more sustainable forms of transport. Failing to provide local facilities will force residents to undertake extra, longer journeys that conflict with the government's concept of what is a sustainable community. This policy addresses all these issues although further assessment of the developers' proposals will be necessary in due course.				
Summary of mitigation proposals: Text might make it clearer that the policy also includes transport facilities, recognising that some developments (e.g. guided busway) lie outside the control of the Council and the developer(s). Also, the policy contains a important statement about the funding of infrastructure by the development. Policy CSF/2 refers to development principles including implementation and we suggest it may be appropriate to position this statement where this key issue of funding is transparent.				
Secondary, cumulative or synergistic effects: None identified as the policy aims to prevent a range of important and potentially cumulative secondary impacts.				

NOTE:

Section E of the AAP defines the Council's approach to planning obligations, which are consistent with the approach in policy DP/4 of the Development Control Polices. The section also tabulates the various plans and strategies which the developer(s) are expected to provide in support of their application(s). As presented this list cannot be assessed using the SA Framework, however we are satisfied that none of the additional strategies proposed as mitigation measures has been excluded. The only item missing is the provision of green travel plans by employers occupying B1 sites in Trumpington West.