



Cambridge East Area Action Plan

Annex to Final Sustainability Report

Detailed Policy Assessments

**CAMBRIDGE EAST
AREA ACTION PLAN**

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

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INTRODUCTION

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

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

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

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

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

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

VISION AND DEVELOPMENT PRINCIPLES

CE/1 – The vision for Cambridge East

Policy is broadly an aspirational statement of intent

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(—)	(---	Creation of the new urban quarter is unsustainable in absolute terms as it represents a net increase in use of energy and other resources. In relative terms the effect is at worst neutral since the Cambridge East site has been identified for strategic purposes.
1.3 Limit water consumption to sustainable levels	(-)	(—)	(---	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Policy aims to combine modern design and technical innovation with traditional layout of settlements of this area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	(+)	(+)	(+)	Assumed to be addressed indirectly in terms of the desire to create a 'vibrant community'.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: Little to comment on: a very straightforward and general statement of purpose.

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: None identified.

CE/2 – Development principles

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

Sustainability Appraisal Objectives [abridged in some cases]

Assessment

Short

Med.

Long

Comments / Proposed Mitigation

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings

~

~

~

1.2 Reduce the use of non-renewable resources including energy

+

+

(++)

Clause k) refers to the promotion of energy efficiency, with the development being an exemplar of low carbon and greenhouse emissions. This will reach maximum benefit in the long term

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Clauses m), o) and p) refer to biodiversity improvements and green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Policy promotes wider methods of transport and improved access, though the impacts will depend on the final design of the development
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Various references to the need to combine vitality, diversity, traditional design, green separation and appropriate landscaping of the edges of the settlement to minimise its impact on the adjacent areas.
3.3. Create places and spaces that look good and work well	+	+	+	Implicit insofar as it is assumed the design principles stated in the policy will promote community cohesion
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	++	Clauses s) and t) refer to sustainable transport modes.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Specifically promoted in clauses cc) and dd)
5.1 Maintain and enhance human health	+	+(+)	++	Implicit in references to sustainable transport modes and promotion of healthy lifestyles is mentioned in clause l). Criterion 27 makes clearer the inclusion of health care infrastructure.
5.2 Reduce and prevent crime and the fear of crime	+	+(+)	++	Desirability of a safe environment is mentioned in clause k). New criterion added following consultation defines requirement more clearly which will grow as the urban quarter expands.
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Mentioned indirectly in references to green corridors.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Clearly stated as a priority through various policy clauses
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addressed indirectly in a number of clauses, but more specifically in clause i)
6.3 Ensure all groups have access to decent, appropriate and	+	+	+	Inherent objective of the proposal

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	++	++	++	Clause y) acknowledges the need to support growth of the sub-region's industrial and commercial strengths while providing balanced range of employment for local residents.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Inherent within the aims of the policy and clarified by amendment of criterion 28.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	As for 7.1.

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

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

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

SITE AND SETTING

CE/3 – The site for Cambridge East

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

Sustainability Appraisal Objectives [abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	++	Policy will maximise the sustainable use of land, reducing the need for any unnecessary additional development sites post-2016
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	As for policy CE2, the development is not sustainable in absolute terms as it increases energy consumption, however the use of efficient technology can help to reduce consumption per capita (or per household), and the overall

				relative impact must be assumed to be neutral if the requirement to expand the housing stock is a pre-requisite of national, regional and county policies.
1.3 Limit water consumption to sustainable levels	(-)	(--)	(---)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	Policy does not specifically mention this,
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	This policy focuses mainly on the built environment. This objective is addressed by other parts of the AAP.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The supporting text refers to the need for green separation from Fen Ditton and Teversham.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Implicit in references to the Park and Ride and other linking services adjacent to the settlement.
4.2 Minimise waste production and support recycling	(-)	(--)	(?)	As for 1.2 and 1.3. However long term recycling and waste reduction benefits may be realised
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Not specifically mentioned within the policy or supporting text
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Mentions only overall size and need to contain the size of the settlement to limit its impact on neighbouring villages. However housing requirements are addressed by other policies.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Indirectly referred to within this policy. Proximity of residents to employment opportunities is important for a strong local economy
Summary of assessment: Little to comment on as the selection of the site is predicated on earlier sustainability assessment undertaken for the Cambridgeshire Structure Plan, and the supporting text is consistent with the objectives of creating a sustainable new community.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

CE/4 – The setting of Cambridge East

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

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

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

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: A sustainable policy extending the Green Belt to maintain strategic separation of Cambridge East from the surrounding settlements.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: The LDF, to be consistent with the requirements of Regional Planning Guidance and the Structure Plan involves re-designating Green Belt land in the vicinity of Cambridge East and Cambridge Southern Fringe areas. Collectively re-designation could weaken the perception of the Green Belt status as a constraint on development, and implies that concerted development pressure in the longer term could result in further changes.			

CE/5 – Landscaping the setting of Cambridge East				
Establishes the need for a Landscape Strategy, which will ensure that landscaping of the settlement and its periphery is consistent with the visual appearance of other settlements. The policy places equal weight on landscaping to mitigate visual impact of the settlement, and to provide vegetation resources for the benefit of residents and local wildlife.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Containment is provided by other policies.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Not mentioned explicitly.
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Importance of appropriate landscaping to maintaining and re-establishing biodiversity is clearly stated.
2.3 Improve opportunities for people to access the countryside and wild places	++	++	++	The role of green spaces and other landscaped features in providing for recreation within and beyond the edge of the settlement is clearly stated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	Any benefits subsumed by 3.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Very clearly the principal objective of this policy, to ensure that the setting of the urban quarter is consistent with that of established villages in the local area.

3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Another sustainable policy aiming to ensure the setting and appearance of the urban quarter is consistent with the setting of villages in the local landscape character area, such as Fen Ditton and Teversham.			
Summary of mitigation proposals: None.			
Secondary, cumulative or synergistic effects: None identified.			

CE/6 – Green separation from Fen Ditton and Teversham

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

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

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

THE URBAN QUARTER AT CAMBRIDGE EAST

CE/7 – The Structure of Cambridge East				
Policy explains the perceived ‘make up’ of the Cambridge East development, in terms of acceptable land uses; transport infrastructure; and character and design				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Covered elsewhere within the AAP.

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

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

DISTRICT CENTRE

CE/8 – The District Centre				
Policy deals with the location and make –up of the district centre of Cambridge East				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Covered elsewhere within the AAP.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Whilst being mentioned elsewhere in the AAP, this policy (or its supporting text) might benefit from a statement on energy efficiency , particularly with respect to landmark buildings, as the district centre may well be perceived as setting the tone for the wider development
1.3 Limit water consumption to sustainable levels	~	~	~	See 1.2
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats	~	~	~	Not anticipated to be highly significant within a district centre

and species				
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest urban design principles
3.3. Create places and spaces that look good and work well	++	++	++	See 3.3
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	See 1.2. Additionally, the policy recognises that the district centre should be developed with the private car as the least attractive form of public transport
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Indirect health benefits will be experienced through other factors, such as minimising the use of private car. At this stage the policy starts to detail the importance of healthcare provision within the district centre.
5.2 Reduce and prevent crime and the fear of crime	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest urban design principles, which will help to design out crime
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The design of the district centre offers an excellent opportunity to implement the highest urban design principles, in this case with reference to public space and communal areas. The policy recognises the importance of this.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	The policy recognises that a sustainable mix of services and facilities are required within the planned district centre.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Through design principles, the policy will not be discriminatory in respect of those that will be able to use the district centre, either in terms of access, facilities or service provision.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	The policy states that the district centre will have a proportion of high-density housing.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	The policy actively proposes the provision of facilities for community events to be incorporated within the district centre design

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	++	++	++	Inherent theme within the policy
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Inherent theme within the policy
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	Inherent theme within the policy
Summary of assessment: .The policy is inherently sustainable, though this is as a result of it largely being a statement of intent				
Summary of mitigation proposals: There is scope for energy/water efficiency to be incorporated into this policy, primarily due to the undoubted importance of the development of the district centre.				
Secondary, cumulative or synergistic effects: None identified				

CE/9 – Local Centres

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Whilst being mentioned elsewhere in the AAP, this policy (or its supporting text) might benefit from a statement on energy efficiency, particularly with respect to primary schools, as the policy recognises that each local centre will be developed around a primary school
1.3 Limit water consumption to sustainable levels	~	~	~	See 1.2
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	

3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+(+)	+(+)	+(+)	The policy recognises that the development of local centres is important to maintain distinctiveness between neighbourhoods. There is the potential risk though those neighbourhoods of such diversity will become isolated over time.
3.3. Create places and spaces that look good and work well	++	++	++	The development of individual local centres will allow for each neighbourhood to be designed in a different manner, though not at the detriment of any other neighbourhood. This diversity will allow choice of where people would like to live and work
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	The policy states that access to local centres, or links from local centres to the district centre should be easily undertaken by sustainable methods of transport. This will reduce private car use within Cambridge East.
4.2 Minimise waste production and support recycling	?	?	?	This will ultimately depend on administrative decisions
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	This will depend on the final design of the local centres, though this policy recognises the role that public transport will play in this.
5.2 Reduce and prevent crime and the fear of crime	++	++	++	The design of the local centres offers an excellent opportunity to implement the highest urban design principles, which will help to design out crime
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The design of the local centres offers an excellent opportunity to implement the highest urban design principles, in this case with reference to public space and communal areas. The policy recognises the importance of this.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	The policy recognises that a sustainable mix of services and facilities are required within the planned local centres.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Indirectly refers to housing provision in terms of the proximity of residential units to local centres
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Development of distinct local centres will help distribute employment throughout Cambridge East.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Ambiguous links, but could relate to the spatial distribution of people, places, communications and infrastructure in Cambridge East.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	++	++	++	The concept of local centres is inherently sustainable, and ensures that economic activity is proportionally distributed throughout the Cambridge East development

Summary of assessment: .The policy is inherently sustainable, though this is as a result of it largely being a statement of intent

Summary of mitigation proposals:. There is scope for energy/water efficiency to be incorporated into this policy, primarily due to the undoubted importance of the development of the local centres.

Secondary, cumulative or synergistic effects:. The cumulative effect of the development of district centres, will be dependant on the design standards and control mechanisms that are put into place to regulate economic activity.

HOUSING

CE/10 – Cambridge East Housing

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

Sustainability Appraisal Objectives [abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	–	—	----	The development of approximately 12,000 new homes will have a considerable impact on the energy demands associated with the Cambridge East development, given the current characteristics, and sector split, of energy production. However, it could be fair to say that ensuring homes are built to the highest energy efficiency standards, and that the % of UK energy requirements derived from renewable sources increases as per government targets; the reliance on non-renewable energy sources may reduce after 2016
1.3 Limit water consumption to sustainable levels	–	—	----	The development of approximately 12,000 new homes will have a considerable impact on the water requirements associated with the Cambridge East development. However, ensuring that new homes are built

				to reduce the demand for water (e.g. mandatory installation of water meters), potential demand could be greatly reduced.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	?	?	?	Impacts will be dependant on the location of residential areas in relation to open space.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Ensuring that quality new homes are built, this policy would complement the aspirations of many other policies within the AAP.
3.3. Create places and spaces that look good and work well	++	++	++	See 3.2
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	This is dependant on energy consumption per household, and the proximity of new homes to public transport, which would therefore reduce the reliance on private car use.
4.2 Minimise waste production and support recycling	-	---	---(?)	The development of approximately 12,000 new homes at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	This will be dependant on the location of new homes away from areas prone to flooding.
5.1 Maintain and enhance human health	+	+	+	Comfortable, safe, and well-built homes will contribute to general health, though this may be considered immeasurable at present.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Comfortable, safe, and well-built homes will contribute to a reduced fear of crime for residents of Cambridge East, though this may be considered immeasurable at present.
5.3 Improve the quantity and quality of publicly accessible open space	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to open space, though conformity with other policies in the AAP would achieve this.

6.1 Improve the quality, range and accessibility of services and facilities	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to services and facilities, though conformity with other policies in the AAP would achieve this.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	The provision of affordable housing would contribute towards this objective. Additional wording to para. D4.6 clarifies the desire to ensure higher density housing is provided that is suitable for families and (by inference) not predominantly single-tenant properties. This provides a clearer support for the generic objective of inclusive communities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(-)	(--)	(--)	Ideally this would be supported, though point 10 of the policy appears to be a caveat that will allow a lower proportion of affordable homes to be built if mitigating circumstances exist.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	The development of new homes will offer accommodation to those working in Cambridge East, thus helping to support the local economy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	See 7.2
Summary of assessment: . Generally, the policy is inherently sustainable; ensuring that any new housing development at Cambridge East will recognise design standards and sustainable principles. However, the caveat regarding affordable housing provision (point 10) would reduce, if not negate, the social aspects of sustainability.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: Cumulative effects are dependent on the location, design, and occupation of new homes, but if core development policies are adhered to, the construction of approximately 12,000 new homes will have a distinct benefit in sustainability terms.				

EMPLOYMENT

CE/11 – Employment

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(--)	(---)	Clearly a very substantial increase in employment, and absolute increase in energy consumption, particularly as the key sectors are heavy users of electricity. Conversely the location will make integration of electricity supply easier (primarily a visual impact). Impact can be softened by requirements on conservation technology.
1.3 Limit water consumption to sustainable levels	(?)	(-)	(--)	As above although volume impact possibly lower, and can again be offset by conservation technology (see policy CE/
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intrinsic contribution – consistent with other employment location policies which prioritise development in established centres rather than dispersal. Also intrinsically supportive insofar as the character of the settlement can be improved by employment sites (i.e. retail + housing can seem like a dormitory).
3.3. Create places and spaces that look good and work well	+	+(+)	++	Also intrinsically supportive insofar as the character of the settlement can be improved by employment sites (ie. retail + housing can seem like a dormitory). Possibly also a more direct benefit from having employment locally to cut out commuting.
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	++	Impacts of development are assumed to be mitigated appropriately but again local employment cuts down commuting and emissions.
4.2 Minimise waste production and support recycling	(?)	(-)	(--)	Net growth from development, possibly complicated by special or hazardous nature of wastes from certain research activities.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Spatial aspect contributes to healthy commuting objectives.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	++	+++	Clearly supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	Difficult to detect a direct impact although again spatial policy will help provision of employment for local people and accessibility.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	++	+++	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Appears sound insofar as the range of land uses aim for a balance of employment needs. Assuming average of 2 occupants per household, aims to provide close to 20% of local employment within the quarter.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Marking may be a little optimistic depending on what the new quarter contributes to the overall local economy, but the policy is clearly consistent with spatial and employment policy in the Structure Plan.
Summary of assessment: An ambitious proposal to provide between 15% and 20% of the new quarter's employment locally, based on the sectoral priorities identified in the Structure Plan. Aside from coordinating housing and employment provision, the policy is also consistent directly with sustainable transport, land use and, less directly, encouraging healthier lifestyles by sustainable commuting.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: The only secondary concern is the impact of meeting growing demand for houses and employment in the longer term, although this is provided for by safeguarding land within the site for the period beyond 2016.				

COMMUNITY FACILITIES

CE/12 – Community Services, Facilities, Leisure, Arts and Culture				
Policy outlines the range and methods for delivery for community facilities within a major urban quarter of approximately 25,000 inhabitants				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Any new building will increase demand on energy resources, but the design of these buildings can be a mitigating factor.
1.3 Limit water consumption to sustainable levels	?	?	?	Any new building will increase demand on water resources, but the design of these buildings can be a mitigating factor.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(++)	(++)	(++)	The spatial layout and individual design of community facilities will play an important role in the shaping of the townscape, particularly within the district centre.
3.3. Create places and spaces that look good and work well	(++)	(++)	(++)	See 3.3
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	The achievement of this objective will be dependant on the energy efficiency of the buildings, as well as ensuring that they are accessible by public transport.
4.2 Minimise waste production and support recycling	-	--	--	The development of community facilities at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+(++)	+(++)	++	The maintenance and enhancement on human health will be dependant on the range, location, and rate of development of health centres, gyms and other health related developments. The policy states that early development of community facilities will be paramount to the success of establishing stable communities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+++	+++	+++	The policy is inherent to this objective
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	The more diverse community facilities are developed, the greater the scope for community use.

6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	See 6.2
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Community facilities will actively contribute to employment provision within Cambridge East
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Amendment of para. D6.1 clarifies the intention to seek funding primarily from developers except where the wide community benefits (in which case additional external funding may be sought).
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	The greater the diversity in commercial community facilities, the more likely that positive effects will be experienced for the local economy
Summary of assessment: . The policy is largely sustainable, and is generally an aspirational statement of intent				
Summary of mitigation proposals: . There is potential for energy efficiency and water conservation to be integrated within this policy.				
Secondary, cumulative or synergistic effects: . None identified.				

TRANSPORT

CE/13 – Road infrastructure

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Benefits of improved sustainable transport are covered by policy CE/14.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Supported intrinsically by coordinating transport infrastructure with development of various phases of the site.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Overall effect is neutral insofar as we assume that other policies will control private car use and ensure development does not unduly affect air quality, while recognising that an appropriate structure of sufficient, safe, well designed access is delivered at an appropriate time and coordinated with the existing transport facilities. Revisions following consultation clarified the role of Travel Plans warranting a slightly more positive assessment.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Fundamentally supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Fundamentally supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicitly consistent because planning obligations will contribute to traffic infrastructure improvements necessitated by the development.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills,	+	+	+	As for 6.1.

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

CE/14 – Alternative modes and parking

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

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

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

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Key direct impact is in facilitating easier access to work, but the effect on traffic movement can also incremental help business development if it removes the disincentive of traffic congestion.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++(+)	+++	Quite clearly fundamental to this objective.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Impact is difficult to judge but incremental benefit on the economy is as defined for 7.1.

Summary of assessment: Clearly a sustainable and ambitious policy — with the potential to make significant beneficial changes to commuting habits and traffic patterns across the eastern part of the City. The primary focus is on movement from the East to the centre and other built-up areas, but the need for easy access via healthy travel modes to adjacent open space is not overlooked.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: The policy text requires some significant but unavoidable route/junction improvements within Cambridge to deliver the High Quality Public Transport links which are beyond the scope of this assessment, but which will clearly have a temporary (and local short-term cumulative) impact. Otherwise, provided policy successfully encourages modal shift, the principal effect is a long-term synergistic benefit of more convenient and faster public transport, reduced emissions and noise from traffic, and the indirect benefits these changes will bring to the efficiency of commercial vehicle movements (ie. economic gains) and the character of the townscape.

CE/15 – Transport for north of Newmarket Road

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Proposals prioritise public transport and clause (vii) makes clear this applies within this part of the development too, although effectiveness depends on whether modal shift is successful.

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Intrinsically supportive if internal design balances the need for various forms of access with the need to prevent development dominated by private cars.
3.3. Create places and spaces that look good and work well	+	+	+	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+(+)	++	Provision for connecting footpaths and cyclepaths to routes into the City whether for recreational access or commuting.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Doesn't address the objective specifically, but supports its accessibility.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Mark may be conservative. Provision of public transport should improve accessibility especially if there is a long-term contribution to reducing congestion on Newmarket Road in particular.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+	+	Addresses needs for less mobile or car-less residents of this part of the development.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	+	+(+)	Meets objective of reducing commuting by car – marking assumes slow change but that it occurs. Does not really address the other decision-making criteria.
7.2 Support appropriate investment in people, places, communications and infrastructure	++	++	++	Clearly supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Doesn't address the decision-making criteria directly but any contribution to easing traffic congestion as it affects residents, those commuting to the city, or those visiting it for other reasons makes an incremental contribution to this objective.

Summary of assessment: Clearly supportive of and consistent with other sustainable transport objectives with measures to encourage residents to use a range of alternative (ie. non-car) modes.

Summary of mitigation proposals: None identified – the main additional requirement is for a statement linking development to the delivery of access so that new residents are encouraged to use sustainable transport rather than their own cars. This statement is provided by policy CE/13.

Secondary, cumulative or synergistic effects: Has potential for long-term synergistic benefit by reducing locally-originated/terminated trips thereby helping to reduce Cambridge's traffic congestion, and to ensure addition of new housing in this area does not contribute to it. The text also makes provision for additional access onto the A14 at a later date; this would be conditional on a satisfactory transport assessment and therefore cannot be commented on at this stage.

LANDSCAPE

CE/16 – Landscape principles

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Contributes by providing for re-use of construction spoil to landscape parts of the site.
1.3 Limit water consumption to sustainable levels	~	~	~	No direct impact although landscaping will help to keep parts of the site open, assisting groundwater percolation and recharge. See also comments for

objective 4.3.				
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Benefit will be proportional to the amount of existing vegetation that can be retained although wildlife will be disrupted by ongoing construction over a sustained period, and it is uncertain how quickly fauna would recolonise a site that is current open and relatively quite for much of the time.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Not strictly countryside (see policy CE/18) but will provide spaces for these purposes in due course.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	(+)	(+)	Redevelopment will result in the loss of a substantial open space with impacts on views from/to adjacent residential land. However it could be argued the airport is an artificial feature and that re-development will mimic local features, providing a benefit.
3.3. Create places and spaces that look good and work well	+	+(+)	++	Achievement will be determined by specifics of the landscaping strategy (to be submitted by developer) and design guide (to be prepared by the Council), but clearly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	Possibly some localised impact on air quality as infilling will limit the circulation of air although landscaping will help to retain some openness.
4.2 Minimise waste production and support recycling	+	+	+	As for 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Addressed primarily by other policies but landscaping includes green corridors and water features. Revision of text following consultation clarifies the dual-role of water features in landscaping and as a SUDS.
5.1 Maintain and enhance human health	~	+	++	Aims to provide a pleasant living environment containing readily accessible areas for simple recreation and walking.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	It is assumed any issues will be addressed in the design guide for the site to meet the sustainable development objective of 'designing out opportunity for crime'.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	A clear benefit since the site will include public areas where the current open space is private land.

6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Indirect contribution since landscaping will help to create areas for leisure / recreation.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Equable in principal since land will be open to all.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A sustainable policy to ensure the development retains existing features and incorporates new ones which contribute to the visual appearance and cohesion of the urban quarter. There is a minor issue regarding redistribution of construction spoil, which is addressed further in policy CE/33. Redevelopment will remove a sizeable area of open space from the locality irrevocably affecting views from the A1303, Cherry Hinton Lane, and properties at the northern edge of Cherry Hinton. The landscape strategy must aim to mitigate these losses as best it can while also providing a pleasant environment within the urban quarter.				
Summary of mitigation proposals: There is a minor issue regarding redistribution of construction spoil, which is addressed further in policy CE/33.				
Secondary, cumulative or synergistic effects: None identified.				

CE/17 – Landscaping within Cambridge East

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	

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

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

Summary of assessment: A sustainable policy which proposes to integrate new but locally characteristic features such as green corridors into the existing landscape and to ensure sympathetic re-design of the current open space which recognises the needs of residents and wildlife. There is little else to comment on at this stage though more issues may be evident once the site design guide has been prepared.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: None identified.

CE/18 – Linking Cambridge East to its surroundings

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	+	++	The country park will take land that is currently open though it is not known whether is it being used for agriculture at present. Nevertheless the change in use is not irreversible. Most of the rest of the site re-uses open brownfield land.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	

2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Integrates the various habitat components to provide a large wildlife corridor.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	+	++	Clearly supportive.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Together with CE/17, ensures a large area of open space is retained and designed in a way that is distinctive but also integrated with adjacent, existing features.
3.3. Create places and spaces that look good and work well	++	++	++	Aesthetically supportive and hopefully this will be supported by residents' attitudes in due course.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	As for CE/17, although marking is more positive because the policy mitigates some aspects of transport impacts along the access roads.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	Not addressed specifically by this policy.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Benefits along edges of the development.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Could be regarded as positive since all facilities will be open to everyone.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	

6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Clearly sustainable; comments for policy CE/17 apply equally.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

BIODIVERSITY

CE/19 – Biodiversity

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+++	+++	+++	Very clear statement of purpose consistent with UK and EU legislation. Clause 5 provides for development where this is the public interest, but this does not obviate the need for mitigation of any effects and is consistent with PPG9.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	+(+)	++(+)	Initial benefit qualified because of disruptive effect of construction on wildlife, but will improve with sensitive redevelopment as proposed in policies CE/20

				and CE/21.
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Again there is a clear statement of the need to preserve or enhance access, which will be achieved as a result of this policy and the incorporation of publicly-accessible biodiversity space in an area that is currently private land.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Intrinsically this objective is more to do with the built environment but this policy makes provision for public access for enjoyment of the open areas and is intrinsically supportive at the very least.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Contributes to objective of providing good quality leisure facilities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Establishes a commitment to protect wildlife in general, and protected species and habitats in particular, that are consistent with UK and EU legislation. Ostensibly the policy is concerned with wildlife conservation but certain clauses address links with biodiversity and recreation to encourage residents to use the area.			
Summary of mitigation proposals: Mention of the need for ecological survey and to balance the desire to encourage people to visit these areas with the need to retain quieter, isolated areas for local wildlife might be appropriate in this overarching statement of policy, however both are addressed in CE/20.			
Secondary, cumulative or synergistic effects: None identified.			

CE/20 – Existing biodiversity features				
Requires the developer(s) to undertake an ecological survey of the site to identify the presence of protected and locally important species and habitats (using the county Biodiversity Action Plan as a reference), to retain existing features key to maintaining and supporting local biodiversity, and to prepare a biodiversity management strategy.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	+	+	+	Supportive, although the principal requirements are delivered by policy CSF/19.
2.2 Maintain / enhance range and viability of characteristic habitats and species	(++)	(++)	(++)	Clearly supportive in principle, especially provisions to retain any biodiversity features of value. The development adjoins the Barnwell Road Local Nature Reserve. The boundary of the Reserve adjoins the green corridor, limiting impacts. However the Reserve has a small amount of border adjoining housing development to the north and south of the far western extent of the green corridor, and minor landscaping may be necessary to limit any impacts. This requirement would need to be reviewed in the ecological survey and addressed through the biodiversity management plan and

				<p>construction strategy.</p> <p>However the assessment is qualified because the supporting text makes specific mention of three species – the brown hare, grey partridge and skylark – which benefit from the open space of the airport. The concept diagram makes provision for the green corridor linking Coldham’s Common through the site to the area south of Teversham, but this will also include recreational features (as per policies CE/17 and CE/18). It is questionable whether the changed biodiversity setting will offer the openness and security offered by the airfield and whether the habitat they require can be provided within the new development. There may need to be habitat compensation for these species at other locations if this is the case and if the ecological survey reveals they are present.</p>
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Potential benefits summarised under 3.3.
3.3. Create places and spaces that look good and work well	+	+	+	Retaining existing biodiversity assets (though primary to benefit local wildlife) will help to intersperse the largely new environment with established features.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~

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

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

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

Secondary, cumulative or synergistic effects: None identified.

CE/21 – New biodiversity features

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

Sustainability Appraisal Objectives
[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	

1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	++	+++	Little to comment on – clearly beneficial.
2.3 Improve opportunities for people to access the countryside and wild places	+	++	+++	Effect builds with the addition or expansion of the larger facilities and (hopefully) recolonisation of the site by wildlife.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Benefits proportional to the size of the feature.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As for 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	++	+++	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Reflects dual biodiversity / recreation purpose of the larger features.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Green features are part of the infrastructure in a sense and therefore this is supportive.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Clearly sustainable in complementing the retained biodiversity features with new ones on a range of scales from the country park to nesting boxes in urban areas, in order to encourage wildlife to be attracted to and (where possible) remain on the site during development.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: A very straightforward secondary effect that providing a range of features should help to attract a range of species including those currently on site so that local wildlife is indeed diverse.				

ARCHAEOLOGY & HERITAGE

CE/22 – Archaeology

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

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

3.1 Avoid damage to designated historic sites and their settings	+++	+++	+++	The primary objective of this policy. A preliminary survey of English Heritage records (see http://www.pastscape.org) 1 indicates Iron Age remains were found during development of the Newmarket Road park & ride site, and the policy text indicates this feature is potentially more extensive. The northern park of this site occupies an area that will be converted to a small urban park, possibly allowing preservation of any remaining features. The policy text indicates that further finds may be made once the open area is excavated, and provides for appropriate treatment.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Effect classed as neutral due to limited presence of features (subject to confirmation by a full survey). Objective is addressed more fully by policy CE/23.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
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	~	~	~	

1 The Pastscape site provides an incomplete register of monuments and listings, and does not include the cemetery site north of Cherry Hinton referred to in the policy text.
Scott Wilson

7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Sustainable and consistent with PPG16.			
Summary of mitigation proposals: As with Northstowe, the size of the development will require an EIA and we assume that the site survey will occur as part of this work. In due course the AAP will need to be revised to provide for inspection of any remains found during redevelopment.			
Secondary, cumulative or synergistic effects: None identified.			

CE/23 – Built heritage

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

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

3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The policy notes that many of the most visible features at the site can be regarded as components of the Cambridge townscape and might therefore be retained.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: A straightforward policy reflecting the current requirements of PPG15.

Summary of mitigation proposals: The policy text states that listing of the airport terminal building means that listing also applies in principle to all other buildings related by function and historically. This situation suggests that structures such as the three large hangars would be retained as they are related functionally, and their visual impact makes them part of the current townscape. We noted in the Initial SA Report that these structures occupy land currently allocated to housing. If retained they would require a substantial reconfiguration of this part of the site, creating a visual barrier to housing in parts of the site and possibly creating shadowing problems in winter for the closest properties or other structures. The comprehensive site survey required by Policy CE/23 will identify which buildings should be retained and should take into account the need to develop a satisfactory urban environment.

Secondary, cumulative or synergistic effects: See above.

MEETING RECREATIONAL NEEDS

CE/24 – Public open space and sports provision

The policy outlines the identified requirement for sports provision within the Cambridge East development, and suggests certain criteria for its location

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(-)	(-)	(-)	Any new building will increase demand on energy resources, but the design of these buildings can be a mitigating factor.
1.3 Limit water consumption to sustainable levels	(-)	(-)	(-)	Any new building will increase demand on water resources, but the design of these buildings can be a mitigating factor.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	The provision of adequate open space is associated with this policy, and as such will contribute to maintaining and enhancing public open space.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The spatial layout and individual design of sports facilities will play an important role in the shaping of the townscape, particularly within the district centre.

3.3. Create places and spaces that look good and work well	+	+	+	See 3.2
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	The achievement of this objective will be dependant on the energy efficiency of the buildings, as well as ensuring that they are accessible by public transport.
4.2 Minimise waste production and support recycling	—	—	—	The development of sports facilities at Cambridge East would result in an increase in the amount of waste production, particularly with the current poor rate of waste recycling in the UK. However, allowing for a steady increase in recycling due to changing attitudes, and the possibility of legislative change, the long-term effects regarding waste and recycling may be more positive.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+++	+++	+++	The maintenance and enhancement on human health is inherent to this policy.
5.2 Reduce and prevent crime and the fear of crime	+	+	+(+++)	The active participation in extra-curricular and youth sport can be a major contributor to reducing youth crime. It is fair to say that as facilities, and therefore associated activity increase, so will the perceived benefits.
5.3 Improve the quantity and quality of publicly accessible open space	++	++	++	The policy is inherent to this objective
6.1 Improve the quality, range and accessibility of services and facilities	+++	+++	+++	The policy is inherent to this objective
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	The more diverse sports facilities are developed, the greater the scope for community use.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	See 6.2
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Sports facilities will actively contribute to employment provision within Cambridge East
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	The greater the diversity in sports facilities, the more likely that positive effects will be experienced for the local economy
Summary of assessment: . The policy will bring about many social benefits, and in conjunction with other open space policies, should help develop a considerable open space network.				
Summary of mitigation proposals: . None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CE/25 – Countryside recreation				
Requires the creation of a country park bordering the east of the quarter and Teversham, linked to the green corridor system. The policy also requires connection of the green space components into a network of physical linkages with footpaths and cycleways connecting them internally and with the surrounding countryside.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	The policy may actively protect undeveloped land if the country park includes areas of more natural habitat
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	++	++	++	This policy is clearly supportive of this objective
2.2 Maintain / enhance range and viability of characteristic habitats and species	+++	+++	+++	This policy is clearly supportive of this objective. Revisions following consultation make clearer the intended role of this space in supporting biodiversity improvements and additional areas of nature conservation
2.3 Improve opportunities for people to access the countryside and wild places	+++	+++	+++	As above
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	The policy would actively contribute to this objective
3.3. Create places and spaces that look good and work well	+	+	+	The country park would undoubtedly be considered as a landscape of sound design.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy will help contribute towards this, though the benefits may be immeasurable at this point.

4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	The policy will promote well being and increased exercise, as well as contributing towards better air quality
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+++	+++	+++	This policy is clearly supportive of this objective
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	This policy would create a distinct use within the Cambridge East development
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Revisions make clear the intention to fund S.O.S. from S.46 agreements.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Policy is inherently sustainable – post-consultation amendments make clearer the range of space to be covered by this policy and provide a clearer indication of its role for human activity and as a biodiversity asset . The statutory requirement to provide this resource is also more evident in additional references to the CRoW Act and the Rights of Way Improvement Plan it necessitates. Other changes provide for funding of Strategic Open Space through S.46 agreements.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

LAND DRAINAGE, WATER CONSERVATION, etc.

CE/26 – Land drainage, water conservation, foul drainage and sewage disposal

Proposes SUDS integrated with the green corridor and water park to regulate run-off from the site. Establishes the requirement to ensure sewage treatment capacity is available and take appropriate measures to prevent contamination of surface and groundwater by foul discharges. Also establishes the requirement to install water conservation measures reducing average consumption by 25%.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	+	+	+	Revision of the policy following consultation removed the prescribed target because GO-East advised this lies outside the scope of the planning system. The revised policy states a commitment to water conservation, but this is not as strong as the original text and therefore less sustainable in relative terms.
2.1 Avoid damage to designated sites and protected species	~	~	~	No designated sites within the vicinity. Policies on construction practices will be required to prevent contamination particular from runoff.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Supportive in principle. Current surface drainage is through a set of artificial drains and the replacement system and SUDS should maintain natural patterns and levels (acknowledged in 3(iii)).
2.3 Improve opportunities for people to access the countryside and wild places	+	+(+)	++	Drainage features incorporated into green corridor/separation system.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Primary benefit from green corridor which connects Coldhams Common with exterior open land, but drainage system is a component of this system.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	As above.

4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+++	+++	+++	<p>One of the principal objectives of this policy. However the limited current drainage facilities and increase in impermeable surfaces are likely to result in increased runoff. As noted in the assessment of CE/17 the main site slopes very gently south from Newmarket Road to a shallow depression along the proposed line of the green corridor before the land rises to Cherry Hinton Lane. In the depression the land slopes gently westwards towards the Barnwell Road local nature reserve and beyond towards Coldham's Common, therefore the drainage plan appears consistent with the current topography and its likely subsurface effect on drainage.</p> <p>Given the limited surface drainage at present it will be essential to ensure there is a drainage plan in place before construction begins to ensure runoff is handled and does not increase local flood-risk. Note that drainage of the east side of the site passes close to the north side of Teversham, and there is a small corridor land at risk from a 100-year event along its course.</p> <p>See comments for this objective in the assessment of policy CE/17, which refers to the</p> <p>Post consultation revision included the requirement for a Strategic Surface Water Drainage Scheme at an early stage, and this suggests an improved ability to coordinate and integrate individual SUDS and other components in the public realm and development plots from the outset.</p>
5.1 Maintain and enhance human health	(+)	(+)	(+)	Indirect contribution (this issue is not specified as a decision- making criterion) from measures to ensure sewage treatment capacity is available and prevent water contamination.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Addressed through policies on open space but drainage system contributes.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Clearly contributes to provision of key community infrastructure without which the settlement cannot function. A post consultation change makes provision for more than one organisation to be responsible for managing this infrastructure. At this time there is no reason to suggest this will be less efficient provided there is adequate cooperation and coordination between the bodies. Indirectly it may be beneficial if it spreads the resource burden of developing and managing this key part of the infrastructure so it can be delivered as early as possible.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: Largely a sustainable policy to ensure a key component of community infrastructure is available as the development begins. The proposals integrate drainage and flood risk alleviation measures into other landscape features of the urban quarter and its surroundings. The two principal issues which cannot be resolved at this stage are [a] the detail of how accumulation of stormwater runoff in the green corridor can be contained to prevent any increased in flood risk on the Cam, and [b] the timetable for relocation of Cambridge Sewage Treatment Works, which has a crucial role in determining when development of the site can begin. However the revision of the clause relating to water conservation has weakened the sustainability of this proposal considerably in a key area.

Summary of mitigation proposals: Incorporation of the detailed SUDS/drainage plan in the construction strategy for the site, together with measures to ensure runoff into appropriate water courses and other drainage infrastructure is effective during construction. (Note that this requirement has been addressed by a post-consultation revision which requires a Strategic Surface Water Drainage Scheme which is assumed to be required as early as possible – ie, fairly soon after development begins of the site north of Newmarket Road).

Secondary, cumulative or synergistic effects: Given the open nature of the site, development will increase run-off and this will cumulate as more of the urban quarter is built. Since it is impractical to provide temporary facilities, drainage infrastructure scaled to the extent of the completed development will need to be installed in each part of the site at the start of construction to ensure local flood risk is contained, to direct runoff appropriately, and to apply measures to prevent water contamination. The principal potential secondary effect is the impact of the local runoff pattern on any vegetation that is retained within the site.

TELECOMMUNICATIONS

CE/27 – Telecommunications infrastructure

Requires broadband telecoms to be provided as part of the site infrastructure, and the facilities to be designed so as to minimise disruptive maintenance.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Depends on facilities provided and future developments in services. Could provide platform for delivering some services direct to the home, obviating the need for travel, which would affect fuel consumption. Structures for this infrastructure are assumed to be capable of integration into other buildings on the site without a substantial increase in need for aggregates, etc.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Implicit advantage of limiting future disruption (to pavements, roads, etc.) by designing maintenance access as well.
4.1 Reduce emission of greenhouse gases and other pollutants	?	?	?	As for 1.2.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Broadband infrastructure will be carried on cables/ducting. Any requirement

				to provide mobile telecoms capacity may require a new mast given the openness and lack of structures on most of the existing site.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(++)	(+++)	Broadband / IT / internet facilities make available a wide range of services and facilities which would contribute to this objective, and also possibly help to address certain inequalities (see 6.2). The Councils, in discussion with developers and commercial service providers will need to consider what services could be made available to the community through this medium, recognising the risk that external providers will not necessarily provide employment or create wealth in the local community.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	+	+(+)	++	Pre-providing these facilities should reduce their cost, making them more affordable to all, while also providing a common and flexible platform for delivering, for example, services and facilities for specific faiths, and providing access to facilities and possibly homeworking opportunities for those with mobility problems and other parts of the community.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Impact depends on adoption but provides an additional medium for distributing information about community activities, public service information by the Council and other bodies, etc.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	+	+(+)	Could provide local small businesses with access to services they might struggle to afford currently and which may help with competitiveness. As noted for 6.2, this could provide scope for new residents to telework, and prioritising this infrastructure is clearly consistent with the skill-base and a substantial part of the employment in the sub-region.
7.2 Support appropriate investment in people, places, communications and infrastructure	+	++	+++	Clearly supportive.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	++	+++	Consistent with sub-regional sectoral strengths and should also help to attract some service providers and employers.
Summary of assessment: A beneficial proposal to provide high quality / high capacity telecoms infrastructure from the outset. This will provide a range of opportunities to attract employers and service providers; to deliver community information and possibly programming; to facilitate teleworking; home shopping and other services; and to provide the less mobile with access to a wider range of services than they can benefit from at present. Pre-provision should lower the unit cost of the infrastructure should make it more affordable to all, reducing any impact of income inequalities. One specific issue is the extent to which the infrastructure can be future-proofed as technology change rates imply that telecoms infrastructure could evolve during construction of the development. This suggests it may be difficult to deliver the policy requirement to minimise the impact of maintenance and other reasons for accessing the infrastructure during its working life.				
Summary of mitigation proposals: In negotiating with developers and service providers the Council will need to consider what is an appropriate range of services to be provided over this infrastructure, and the extent to which its capacity should be made available for locally-developed services (which will contribute to local employment and wealth creation) and how much should be provided for externally provided services.				
Secondary, cumulative or synergistic effects: Likely synergistic benefits will depend on the capacity and technology of the infrastructure, the nature of the services provided (and their knock-on impact on employment, competitiveness, etc.).				

NATURAL ENVIRONMENT

CE/28 – Energy				
Requires the development to contribute to climate change control and energy conservation measures by incorporating technology to reduce CO ₂ emissions by 10% over current threshold levels and a similar proportion of energy requirements to be generated using sustainable energy technology.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	The supporting text also makes it clear the Council envisages renewable energy technology to be incorporated into buildings <u>and</u> to be generated by other facilities within the development. A post consultation change proposes a partnership to deliver sustainable energy solutions which will require early delivery of the appropriate technology. The impact is assumed to build as the development expands, reflecting both the increased deployment of energy-efficient builds and the benefits of sustainable / renewable energy generation.
1.3 Limit water consumption to sustainable levels	~	~	~	

2.1 Avoid damage to designated sites and protected species	~	~	~	See below.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	(Although there is a long-term indirect benefit from reducing climate change impacts.)
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	It is assumed renewable technology can be incorporated into housing and employment sites relatively unobtrusively, but the visual impact of free-standing structures will need to be reviewed and addressed in the site design brief.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Effect neutral provided there is no visual impact of any additional free-standing structures.
3.3. Create places and spaces that look good and work well	+	+	+	As for 3.1, although at present the inclusion of sustainable energy technology meets the condition for high standards of design.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	Clearly beneficial as emission calculations address both direct contribution (CO ₂ generation from combustion) and indirect contribution (rate of heat loss). We have separately suggested a slight tightening of the wording of policy on this issue since it currently adopts a target the developers should not have too much difficulty achieving and since it only encourages rather than mandates adoption of these targets. See also objective 1.3.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	(+)	(+)	(+)	Does not strictly address vulnerability; beneficial impacts are subsumed under 4.1.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	

6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	The initial assessment identified concern about the impact of energy conservation technology on house building costs, while acknowledging some design options can (for example) reduce heat loss with limited cost impact. This issue might have an impact on house costs and therefore arrangements for funding affordable housing, however applying the policy on this scale should help to reduce the unit cost per dwelling of the technology, and some of this cost might also be offset by the sale of surplus energy to the National Grid if additional generation facilities are installed within the urban quarter.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Post consultation change suggests creation of a partnership, presumed to include external bodies or agencies, which would contribute investment.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Clearly a sustainable policy that reflects the requirement for effective action to reduce emissions, and which capitalises on the development to install both energy conservation and generation technology in a large number of new structures. The policy suggests that additional generating facilities may be installed, without making it clear what these might be and where they might be located, and clearly this will need to be defined in parallel with preparation of the site design and design brief.				
Summary of mitigation proposals: We recommend some tightening of the terms since the proposal requires an increase above current thresholds that should be relatively easy to achieve, and it only encourages adoption of these energy saving measures rather than mandating them. We acknowledge that South Cambridgeshire District Council has separately advised us that it considers the proposals strike an appropriate balance between the need to introduce these measures and ensuring they do not act as a disincentive to developers and have to reflect Government guidance that planning policy should not seek to impose stricter requirements than the relevant legislation (in this case the energy efficiency determined by Building Regulations). However policy CE/33 may provide an opportunity to implement this change on a more limited scale.				
Secondary, cumulative or synergistic effects: Again, the policy mentions the possibility of additional energy generation in the development, and it is not clear what proportion of the energy would be sold to the National Grid, and how the income from this would be distributed between site developer and other local facilities, though clearly there is an opportunity to subsidise energy costs locally from this source.				

CE/29 – Sustainable building methods and materials

Requires the use of sustainable materials, including recycled aggregates and other resources, wherever feasible, and for these to be sourced locally to limit impacts of transporting them to the site.

Sustainability Appraisal Objectives
[abridged in some cases]

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	+	++	+++	Clearly a strong impact in principle, though actual benefit depends on the availability of suitable materials within a reasonable distance. Within the site the former runway and taxiways, plus airport buildings that will not be preserved are a potential source of hardcore and secondary aggregates. However these materials will not be available for development of the northern part of the site, which will begin before the airport is relocated. However, there will be available material from the redevelopment of hardstandings and buildings from the parts of the North Works which are redeveloped. Other policies that support include CE/33 (use of construction spoil) and CE/23 (possible re-use of airport buildings for appropriate contemporary purposes).
1.3 Limit water consumption to sustainable levels	~	~	~	Potential adverse impacts of construction on water use and discharge assumed to be addressed by policy CE/33.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Depends on impact of local materials extraction on the area's characteristic habitats, but it is assumed these would be mitigated at source by development controls in the MWDF.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Potential for re-use of airport buildings sensitively for appropriate uses (although these buildings are also a source of secondary materials if they have no heritage value).

3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Policy requires developer to minimise transport impacts relating to movement of materials and workforce access.
4.2 Minimise waste production and support recycling	+	+	+	Involves recycling of materials. Marking might be more positive if there are guaranteed, suitable sources of materials available locally throughout the life of the development.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Clearly a sustainable policy, the only qualification being the uncertainty about the volume of secondary materials that are available within a reasonable distance – clearly there are substantial areas of tarmac and some buildings of no heritage value that can be used once the airport is relocated.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

CE/30 – Noise				
Gives the Councils discretion to refuse planning applications which pose an unacceptable risk of noise impacts on adjacent land uses which cannot be mitigated.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	?	?	?	Policy text primarily concerns human impacts. Possibly mention explicitly the impact on green corridor/separation areas to ensure a degree of tranquillity is available.
4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Clearly addresses noise impact, which is one of the decision-making criteria for this objective. Construction impacts assumed to be addressed separately by CE/33.

4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Positive impact in preventing intrusive noise and its impact on peace of mind, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	?	?	?	As for 3.3 (in terms of the quality of space) – this would also apply to the country park.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: A straightforward policy imposing planning controls consistent with current generic planning guidance, and the avoidance of impacts from new developments which would be investigated in an EIA of this site or its main components.				
Summary of mitigation proposals: As the policy text focuses on impacts on sensitive receptor sites occupied by humans, possibly add an additional clause seeking to protect recreational and open space from intrusive noise?				
Secondary, cumulative or synergistic effects: None identified, provided temporary but long-running noise impacts during construction are addressed by policy CE/33.				

CE/31 – Air quality

Requires development proposals to show there would be no adverse air quality impacts, including indirect ones resulting from additional traffic. The text requires a detailed assessment of impacts prior to redevelopment of the area north of Newmarket Road.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	Potential adverse impacts from dust contamination and emissions during construction will need to be addressed through policy CE/33.
2.3 Improve opportunities for people to access the countryside and wild places	(+)	(+)	(+)	Possible impact on green corridors and need to ensure traffic emissions don't detract from its amenity.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	No obvious impacts, though there may be potential impacts on very old listed buildings (deterioration of masonry).
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Is there a potential benefit here? Areas of Cambridge are known for their congestion problems so any local controls to prevent a repetition of this problem would be beneficial.
3.3. Create places and spaces that look good and work well	+	+	+	We would expect air quality to affect residents' satisfaction with their local environment.
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	+++	The principal objective of this policy.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Marking may be understated if air quality controls and policy on sustainable transport help to maintain current levels.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	

5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	Sustainable transport policies neutralise any potentially adverse impact on vehicle access as a result of this policy.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	It is not clear that any potential industrial / commercial land uses would have direct effects (ie. emissions) although this needs to be confirmed once potential uses are better understood.

Summary of assessment: The impact of this policy will be easier to assess once there are more details about the site layout and pattern of land use. Other policies mitigate the impact of traffic within the site where this is related to the new development, however the impact along Newmarket Road in particular will depend on traffic management measures that will need to be coordinated with the City Council.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: None identified.

CE/32 – Land contamination

Where there is known or suspected contamination of land, development proposals should make provision for investigation, treatment and remediation as necessary.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	Neutral in that it is assumed the land would be reused anyway, but the policy establishes appropriate controls.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	

1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	Marked as neutral although remediation activity helps to reduce lingering contamination and any spread that might occur and affect the surrounding environment.
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	As above.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling				
4.3 Limit or reduce vulnerability to flooding and other climate change impacts				
5.1 Maintain and enhance human health	+++	++	+	Clearly the principal benefit of this policy. Effect is assumed to dwindle as the site is progressively redeveloped, with the greater impact early on with redevelopment of the site North of Newmarket Road where there is at least one site with a PCC licence. Impacts will continue with redevelopment of the hangars and maintenance facilities in the airport.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and	~	~	~	

affordable housing			
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Fundamentally a procedural policy to ensure appropriate development controls which is nevertheless inherently sustainable and consistent with the Council's obligations under PPS23 Annex 1.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

SUSTAINABILITY EXEMPLARS

CE/33 – An exemplar in sustainability				
Proposes to use the development to showcase sustainable construction methods and technological solutions to encourage their more widespread deployment in Cambridge East and elsewhere in the Cambridge sub-region. Policy text refers specifically to construction materials and water conservation.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	(+)	+	+(+)	Policy refers specifically to sustainable construction, increased use of recycled materials, etc., and also supports this with a requirement for a travel plan for such developments (addresses emissions and fuel consumption). If exemplar programme results in widespread deployment then marking would be need to be increased. The assessment of energy conservation policy CE/26 proposes an increase in the energy efficiency threshold and this could be addressed through these projects.
1.3 Limit water consumption to sustainable levels	(+)	+	+(+)	Texts suggest 25% reduction in consumption required by policy CE/28 could

				be increased in the exemplar projects.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	Potential very long term cumulative benefit from a community based on more sustainable principles?
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	+	+(+)	Beneficial in its objective of contributing to reduced emissions though impact will be negligible if restricted to exemplar projects.
4.2 Minimise waste production and support recycling	~	~	~	This issue – which requires a radical change in performance – could also be addressed through this programme, though this would require coordination with Cambridgeshire County Council.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Some long-term incremental benefits from contribution to climate change and emissions reduction objectives.
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Effect assumed to be neutral provided the technology does not affect house prices. This assumes another agency, not the developer, would provide funding, though this is not clear from the policy text at present.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Infrastructure increasingly appropriate given the UK sustainable development strategy?
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Mirrors policy NS/25 for Northstowe in seeking to use a completely new development as a platform to demonstrate the feasibility of sustainable technologies while avoiding the costs and practical problems of retrofitting to established housing or business premises.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

DELIVERING CAMBRIDGE EAST

CE/34 – Construction strategy

Defines a range of measures to be used to manage construction activities on site to minimise their impact on neighbouring land uses (especially residential areas) and off-site impacts resulting from transportation of materials, dust and water contamination.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	

1.2 Reduce the use of non-renewable resources including energy	+	+	+	<p>Addressed in part. Mentions requirement to retain spoil and other materials on site rather than removing them will reduce plant fuel consumption. Construction methods requirements are consistent with policy CE/29 in providing for recycling.</p> <p>We have a concern that para. E1.8 appears to imply spoil would be excavated and would have to be spread over an area so that it does not form alien features. This approach appears to add to the activity involved in placing and then re-excavating material, and we question whether temporary spoil storage heaps should be permitted, provided there are suitable controls on their height, lateral spread, and how long they remain.</p>
1.3 Limit water consumption to sustainable levels	?	?	?	Not addressed explicitly. Site activities are potentially large consumers of water and this issue will need to be addressed through a construction strategy.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicit in measures to prevent impacts around the site during construction.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	

4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Supports emission reduction by encouraging recycling / retention rather than removal of useful materials. Explicit controls are provided to prevent dust, water, noise, light impacts and excessively unsightly site practices. However the arrangements detailed in paras. E1.2 and E1.3 constrain access to the northeastern edge of the site (from the A14 / A1303 Newmarket Road) as the need to avoid impact on adjacent residential areas appears to preclude access from the south and east (vehicles would pass through Teversham and / or Cherry Hinton), southwest (impact on Cambridge inner ring road and housing (east Romsey), west and northwest (Ditton Fields and Fen Ditton). If correct this would clearly affect traffic levels on the A1303 which is congested during the rush hour.
4.2 Minimise waste production and support recycling	+	+	+	Clearly supportive although see comments for policy CE/29.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	Potentially neutral. Clause 5 acknowledges need to prevent water contamination, but there are also issues of disruption of natural and artificial drainage during construction that will need to be addressed through a construction strategy. These are likely to be more significant in the core of the site (centred on the runway) and therefore will arise later in the plan period.
5.1 Maintain and enhance human health	+	+	+	Addresses potential local impacts on air, water, noise, etc.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills,	~	~	~	

potential and location			
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: Many sustainability strengths in reiterating the need to maximise recycling of materials and minimise the impacts of site activities and access, both of which will affect the surrounding area over a sustained period due to the extended development timescale.			
Summary of mitigation proposals: We have identified two potential concerns. First, access proposals that avoid residential areas imply it is only feasible from the A1303 Newmarket Road at the northeast end of the site, and this suggests site traffic could add to rush hour congestion. Second, proposals that construction spoil should not be stored in heaps prior to re-use on site appears to complicate the process of storing and then re-excavating the materials. We propose that this form of storage should be permitted, subject to controls on the height, lateral spread (which will also be subject to safety policy) and duration of storage. The assessment (and that of policy CE/26) identifies other issues such as the need to carefully plan site drainage so that permanent features are installed early, and so that site access routes, etc., do not interfere with natural drainage across the site. Para. A.9 of the plan identifies the need for a number of strategies for managing the delivery of the urban quarter, and we assume that this will include a more specific construction strategy which can be drawn up once initial master planning is complete and more is known about the layout and sequence of developments			
Secondary, cumulative or synergistic effects: Most construction activities have temporary – and in some cases cumulative – impacts, which will be particularly significant at Cambridge East because work is scheduled to begin in 2006/7 north of Newmarket Road, and will continue for at least 10 years thereafter on other parts of the site. The construction strategy above will be essential for managing the mitigation of traffic, noise, air, etc., impacts over this period, and it will also need to be reviewed periodically.			

CE/35 – Strategic landscaping				
Requires the developer(s) to plant vegetation screens at the start of each phase of development and to maintain the stock over a 10 year period.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Positive provided the vegetation is /are locally prevalent species. Specific priorities are screening along the western of the land north of Newmarket

				Road (screening for houses along Ditton Lane and the southern edge of Fen Ditton). The sustainability score for this objective was increased in the light of post-consultation change which made explicit the need to avoid impacts on biodiversity, rights of way and green space.
2.3 Improve opportunities for people to access the countryside and wild places	+	+	+	See second comment against previous objective.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Assessment may be a little generous as the policy focuses on early delivery of landscaping as a visual mitigation measure, although clearly it has a lasting benefit.
3.3. Create places and spaces that look good and work well	~	~	~	(Does not meet any of the specified decision-making criteria but implicitly it contributes, complementing 3.2.)
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	No obvious impacts although plant root systems will assist soil stabilisation in areas where landscaping involves new soil as well as vegetational screens.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	?	?	?	Indirect effects in terms of limiting visual intrusion and possibly providing a barrier in some areas to wind-blown dust.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Original assessment of a long-term contribution superseded by benefits from maintaining access during construction phase.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(+)	Post-consultation revision added requirement for a monitoring strategy which should help to support the sub-objective of provision of key infrastructure (and coordinate timing of its delivery).
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Little to comment on as strategic landscaping aims to mitigate visual impacts of development while also providing a lasting asset on the site which will contribute to the quality of the open space in the urban quarter.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CE/36 – Management of services, facilities, landscape and infrastructure

Requires the developer(s) to submit strategies for the management of all local infrastructure, ideally proposing a straightforward approach, which is funded appropriately, monitored regularly, and the support of the local community.

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

3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	++	++	++	Requires public involvement, though the management strategies will presumably precede development and therefore it is not clear how the proposals can guarantee the support of the (eventual) residents. We assume these will be provisional proposals, possibly based on best practice or comparable development elsewhere.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Supportive in the long-term.

7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	As for 7.2, since effective management will ensure infrastructure provides appropriate and cost-effective support to the local economy (not to mention residents).
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Summary of assessment: A straightforward policy which aims to establish management procedures ensuring the long-term, cost-effective management of all local infrastructure.

Summary of mitigation proposals: As the strategy needs to be defined before planning permission is granted, it could be made clearer how the Councils expects the developers to canvass local opinion on proposed management approaches, possibly 1-2 years before the first properties are occupied.

Secondary, cumulative or synergistic effects: None identified.

CE/37 – Timing / order of service provision

Requires the developer(s) to prepare a schedule for delivering services, facilities and infrastructure coordinated with completion of dwellings or other milestones.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	+	++	+++	Clearly essential otherwise housing will be unserved by local amenities,etc., out-of-quarter commuting habits will be established and there will be a knock-on effect on other policies, notably sustainable transport.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+(+)	++	Knock-on effects on commuting as summarised above.

4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Implicit contribution because phased local facilities are more likely to encourage people to walk or cycle.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Do the extra facilities help to give the quarter well-populated feel? Some will provide community interaction which can counteract this problem.
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	A component of the infrastructure therefore must be beneficial.
6.1 Improve the quality, range and accessibility of services and facilities	++	++(+)	+++	Obvious benefit which grows as the range of facilities expands with the quarter.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	See comments for 5.2.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+(+)	++	Must be scaled with growth as infrastructure supports any local employment that is created.
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	The principal objective of this policy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Supports business development on a local scale.

Summary of assessment: Not so much sustainable as essential. See comments under secondary, etc. effects below.

Summary of mitigation proposals: None identified.

Secondary, cumulative or synergistic effects: *The principal secondary cumulative impact to be avoided is failing to provide enough local facilities at the appropriate time, which will undermine at aim of creating a socially cohesive community from the outset (on any scale) and which will leave residents with no choice to look for entertainment, shops, jobs, etc. outside the quarter, undermining its intended role as a district centre drawing people toward it.*

CE/38 – Cambridge airport safety zone

Precludes development within the recently-declared zone if this is likely to increase the density of occupancy of the land, whether as a result of employment or residence.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	In principle supportive although it does not specifically address the decision-making criteria in the SA Framework.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	Potentially beneficial if it means open space can be provided in the vicinity of the airport, and that this is not occupied by large numbers of people.
6.1 Improve the quality, range and accessibility of services and	~	~	~	

facilities				
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	Effect neutral provided it does not prevent establishment of new employment.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	As for 7.1.
Summary of assessment: Policy is consistent with Department for Transport policy. However a small area at the south east edge of the land north of Newmarket Road lies within the PSZ and therefore might be developed while the airport is still operational. It is not evident from the concept diagram what land use is proposed for this part of the site, and would have to be taken into account in the masterplanning of the area. The corresponding southern end of the site will not be developed until aviation activities have moved.				
Summary of mitigation proposals: See above.				
Secondary, cumulative or synergistic effects: None identified.				

CE/39 – Phasing north of Cherry Hinton

Proposes the early development of an area southeast of the airport runway (which would continue to operate in the interim) and the northern edge of Cherry Hinton in order to bring forward an extra 800 dwellings, possibly rising to 2000 subject to further assessment of feasibility. The policy acknowledges the uncertainty about the timing of relocation of the airport, and the need to consider noise and other impacts on the desirability of bringing forward development at an early stage.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(-)	(-)	(-)	Much of the land for this part of the development appears to occupy open farmland. This represents a negative impact in absolute terms, although the requirements of and preparatory work for the Structure Plan and adopted Local Plan mean this represents the most sustainable local location and the relative impact is therefore negligible.

1.2 Reduce the use of non-renewable resources including energy	~	(-)	(--)	Same issue of relative / absolute impacts as for 1.2. in terms of the impact of additional dwellings on energy consumption.
1.3 Limit water consumption to sustainable levels	~	(-)	(--)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Will involve loss of open land but it is not possible at this time to determine its biodiversity value. This area will have some open spaces and there will be compensatory space in the green corridor and separation to the north.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	+	Area is adjacent to green corridor and green separation but these will not be accessible until the airport has been relocated.
3.1 Avoid damage to designated historic sites and their settings	~	~	~	No indication of listed structures in this area.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Assumed to be addressed in the site design guide.
3.3. Create places and spaces that look good and work well	~	~	~	As above.
4.1 Reduce emission of greenhouse gases and other pollutants	(-)	(-)	~	The policy acknowledges occupants of the first dwellings could be subject to noise and air quality impacts as the airport continues to operate, although it is possible the level of activity may decline once it is known if and when relocation will occur. This issue suggests development could only be considered in the eastern half of the area to the south of the green separation, which would be roughly the same distance from the operational runway as houses at the west end of Teversham. However this suggests that temporary screening would be needed to mitigate visual, noise and other impacts, which would be removed once the rest of this area is developed. Local monitoring will be necessary to determine whether this policy would breach the guidance in PPG24, and policy CE/30. Early occupants would also be subject to a longer period of potential disturbance from construction noise, which would have to be addressed through the construction strategy.
4.2 Minimise waste production and support recycling	~	(-)	(--)	As for 1.1, etc.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	The South Cambridgeshire SFRA maps show a small area of 100-year flood risk along the line of Drain 198 which will require mitigation whenever development occurs.

5.1 Maintain and enhance human health	(-)	(-)	~	Principal impacts are likely to be noise and air quality due to proximity to the airport, with continuing disturbance possible from construction activity on the western part of the site once the airport has relocated. Comments under 4.1 above also apply to this objective.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	+	As for 2.3.
6.1 Improve the quality, range and accessibility of services and facilities	-	-	?	Early occupants will not be able to access local services as the District Centre of the quarter cannot be built until the airport has been relocated. The policy text acknowledges that shopping behaviour may be hard to adjust once it has become entrenched and this suggests the early residents may have to use facilities away from the quarter (eg. the group of supermarkets at two sites on Coldham's Lane and facilities on the edge of Cherry Hinton / Fulbourn).
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+(+)	++	Bringing forward housing provision will help to address the shortfall noted in the Scoping Report.
6.4 Encourage and enable active involvement of local people in the community	?	?	?	Development of this part of the site should include appropriate community facilities from an early stage, regardless of the timing relative to relocation of the airport, to ensure residents do not feel distanced from the rest of the quarter beyond the green corridor.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	?	?	?	Does not address this objective specifically, however any local employment resulting from this development is assumed to be located north of the green corridor and would not be available for some time. Therefore it appears early occupants would have to look for work elsewhere in Cambridge, and therefore early development of this part of the site must be accompanied by good public transport links. This need is acknowledged in the supporting text.
7.2 Support appropriate investment in people, places, communications and infrastructure	?	?	?	Not clear at this stage what school facilities would be provided.
7.3. Improve the efficiency, competitiveness, vitality and	~	~	~	

adaptability of the local economy

Summary of assessment: The rationale for bringing forward this part of the development is assumed to be driven by the need to maintain house building targets and proceed as quickly as possible with Cambridge East subject to uncertainty about the long-term use of the airport site. It will be necessary to undertake monitoring to determine whether early development would expose new residents to levels of noise and other impacts from the airport which contravene requirements of PPG14 and Cambridge East policy CE/30, and such assessment must also recognise the potential cumulative impact of disturbance from the airport and any other local construction activity. A longer-term concern is the impact of early development on the cohesion of the urban quarter. The southern part will be separated from the north by the green corridor, and the key parts of the north which benefit southern residents (ie. the district centre and employment land uses) cannot be redeveloped until the airport activities have moved. Consequently there is a risk that early occupants of the south will look outside the quarter for employment, shopping and entertainment and that, as the policy acknowledges, it will be difficult to encourage them to re-align shopping and other habits once the northern sector is complete.

Summary of mitigation proposals: The concept diagram shows a single Local Centre serving the area north of Newmarket Road, recognising this sector will be built first, some time before the District Centre can be built. This policy appears to propose a similar approach to the southern sector, with a later start date, but still constrained by the continued use of much of the site by the airport. The AAP for Northstowe proposes a District Centre and five Local Centres for a community of 8000 homes (once complete), whereas Cambridge East will be 50% larger. This raises the issue of whether it would be appropriate to include a Local Centre in this southern sector regardless of when it is developed, linking it to the District Centre and employment areas using a public transport shuttle bus as at Northstowe. Before the District Centre and this link is complete, the Local Centre could provide a focus for social activity as well as local shopping, preventing the early residents from becoming used to commuting to Coldham's Lane or other nearby retail areas. Added to this it will be necessary to provide good public transport links integrated with those serving employment centres in the rest of the city as this part of the development appears to have no local employment other than that which would be provided in the Local Centre (ie. retailing and other services). This need is acknowledged by the current policy.

Secondary, cumulative or synergistic effects: As indicated above, the principal concerns are the cumulative effect of noise and other impacts on early occupants of the site, and it will be necessary to monitor levels at the airport before a decision is taken to re-schedule development of this area. Part of this cumulative impact will arise from other construction activity which will persist after the airport activities have moved, and this will need to be mitigated by basic construction management processes to be detailed in a construction strategy, and by local remediation measures including the strategic landscaping covered by policy CE/35.

PLANNING OBLIGATIONS AND CONDITIONS

CE/40 – Infrastructure Provision.

Policy deals with the types of development where developer contributions may be required for improved infrastructure provision

Sustainability Appraisal Objectives

[abridged in some cases]

	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	

1.3 Limit water consumption to sustainable levels	~	~	~
2.1 Avoid damage to designated sites and protected species	~	~	~
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~
3.1 Avoid damage to designated historic sites and their settings	~	~	~
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~
3.3. Create places and spaces that look good and work well	~	~	~
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~
4.2 Minimise waste production and support recycling	~	~	~
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~

7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: . Policy is procedural and is a statement of intent. It is unlikely that the requirement for planning obligations will become a limiting factor in securing development opportunities, therefore it is not considered necessary to assess the policy in terms of conformity with sustainability objectives. Policy states that the 'standards and formulae' will be contained within a supplementary planning document, which may be more appropriate for assessment.			
Summary of mitigation proposals: . None.			
Secondary, cumulative or synergistic effects: None identified.			