

Appendix A/3

Core Strategy and Development Control Policies Audit Trail of Policy Development

Special Council Meeting 9th May

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Consideration of Alternative Approaches and the Development of Draft Policies

Potential For Alternative Approaches

Sustainability Appraisal is required to examine all reasonable alternative approaches. This column explores what potential alternatives could have been explored, and in many cases why alternative approaches were limited.

PPG/PPS

Indicates where clear guidance on the issue exists in government guidance, in the form of Planning Policy Guidance Notes, or Planning Policy Statements. This list is not exclusive, and there may be a wider variety of relevant guidance. The column is merely indicating where there is a clear link.

Structure Plan

The Local Development Framework is required to be in conformity with the Cambridgeshire Structure Plan 2003. A policy is listed where there is a clear link between the option or policy, and the Plan.

Draft RSS

The emerging Regional Spatial Strategy 14, the East of England Plan, includes many relevant policies.

Preferred Options Report

The Preferred Options Reports were subject to public participation in October 2004. They put forward options for policy approaches where the Council considered there were alternative approaches. Not all policies in the draft plan were put forward for consultation in the preferred options reports, as many are the result of clear guidance from other plans.

Initial Sustainability Appraisal Result Summary / Changes

Options within the Preferred Options Reports were subject to an Initial Sustainability Appraisal. A summary of the result, and initial changes to the reports prior to participation as a result of recommendations from the appraisal are detailed here.

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Summary of Result of Preferred Options Public Participation

Around 6000 representations were received through public participation on the Preferred Options Reports. A very brief summary of the issues raised are detailed here. Full details of the representations received are available to view on the Council's website.

Actions Following Preferred Options Consultation

The Council considered representations received at the Preferred Options stage, options were selected for development into draft policies, and actions as a result of representations to influence the direction the policy should take.

Justification for Policy Approach

Details the reasons why the draft policy was developed.

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STRATEGIC VISION – para 2.1 and 2.2						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan and the Community Strategy, and other plans and programmes, guide the vision.	-	-	-	CS1 Strategic Vision – Preferred Approach	<p>The Vision is a very high-level statement of purpose that does not address reducing emissions / pollution through sustainable transport, nor the provision of affordable housing, both of which are overarching principles of the proposals in the LDF. It should be noted that the Council consider that these issues should be addressed in the Community Strategy, or elsewhere in the LDF.</p> <p>Change requested - should address reducing emissions / pollution through sustainable travel and the provision of affordable housing - Change rejected, the issues are covered elsewhere in the plan, including strategic objectives.</p>	Generally vision supported although some representations felt that no alternative options had been presented. Concerns expressed over perceived overly strict interpretation of limiting development in Rural Areas (see response to representations on rural settlement strategy in CS4 and RC1).
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Amend first sentence of Strategic Vision to read: 'while preserving AND ENHANCING its rich built and natural heritage and distinctive character. Add sentence to Strategic Vision: 'THE EMPHASIS WILL BE ON PROVIDING QUALITY HOMES FOR ALL, INCLUDING AFFORDABLE HOUSING, TO ENSURE THE CREATION OF SUSTAINABLE AND BALANCED COMMUNITIES.' Amend national sustainability objective: 'effective protection AND ENHANCEMENT of the environment.' Amend 2nd paragraph of Strategic Vision: 'Much of the high level of development needed to support the cluster, AND IMPROVE THE BALANCE BETWEEN HOMES AND JOBS IN THE SUB-REGION, which must...' Amend 2nd paragraph of Strategic Vision to include reference to the recycling of PDL. Insert new sentence after 1st sentence: 'The District will plan for enhanced infrastructure to meet the needs of the expanded population.' Amend second paragraph to include reference to majority of development needed to support employment cluster being accommodated in the urban extensions and at Northstowe.						
Justification for Policy Approach: Reflects the strategy for the District developed through other plans and programmes, and sustainable development principles.						

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STRATEGY OBJECTIVES – ST/a–k						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, and the vision for the District.	-	-	-	CS2 – Strategy Objectives – Preferred Approach	<p>The statement of strategic objectives makes reference to preserving and enhancing biodiversity, access to the countryside, protecting cultural assets and the character of buildings and open spaces. Location of development is also discussed in the context of reducing the need to travel. Remedying inequalities and providing affordable housing are omitted and economic objectives are not directly stated. We recommend making the statement more specific.</p> <p>Change requested - Remedying inequalities and providing affordable housing are omitted and economic objectives are not directly stated. We recommend making the statement more specific. - Change accepted - Following the initial appraisal the Council has agreed to amend the option text to include a commitment to maximise development on previously developed land and minimise the loss of countryside and the best and most versatile agricultural land.</p>	Whilst there is support for this approach, again concerns have been raised about the inflexibility of the rural settlement strategy which could frustrate bringing forward brownfield sites in villages. Other representations have argued for further allocations to be made in villages. (dealt with at CS4 and RC1).
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Amend 3rd bullet to include CHARACTER OF THE LANDSCAPE. Amend 4th bullet: '...an overall net gain in NATIVE biodiversity...' Ensure the development sequence required in Structure Plan policy P1/1 is clearly stated in the LDF. Include objective relating to the need to address climate change mitigation and adaptation issues. Include additional objective: 'To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.' Acknowledge the importance of the Tourism industry to the economy of South Cambridgeshire. Amend the final clause first bullet of the vision to read "which minimise the need to travel and where there are modes of transport available (OR THE PROVISION OF NEW SERVICES CAN BE GUARANTEED THROUGH THE PLANNING PROCESS) in addition to the motor car." Add 'To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.'						
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						

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ST/1 HOUSING PROVISION

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
No alternatives due to requirements of The Structure Plan.	HG1	PPG3 para 34	P9/1	CSR2	Not addressed	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016.

ST/2 RE-USING PREVIOUSLY DEVELOPED LAND AND BUILDINGS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Alternative targets could be set, however a target has been tested and adopted in the Structure Plan.	-	PPG 3 para 22	P5/2	SS4	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
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Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Making efficient use of land, including through re-use of previously developed land, is central to the approach to delivering sustainable development detailed in PPS1. The target of 37% was established in the Structure Plan.

DENSITY OF EMPLOYMENT ALLOCATIONS – paragraph 2.42 (and Area Action Plans)

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Structure Plan requires employment in the Strategic Employment Locations. Options exist as to how it is provided. General principle of densities only appropriate alternatives in a core strategy.	-	-	-	-	<p>CS38 – Preferred Option</p> <p>CS39 – Rejected Option</p>	<p>CS38 – Preferred Option: Acceptable – the restriction of employment land at Northstowe and Cambridge East limits opportunities for business development, but helps to manage the District-wide mismatch between jobs and homes. The positive benefits of less significant land loss will only be realised if the total area of development at the two sites is reduced accordingly.</p> <p>CS39 – Rejected Option: Development of the full 50 ha of employment land at Northstowe and Cambridge East will exacerbate the mismatch between jobs and homes and result in significant land loss. We agree that the preferred option is superior.</p> <p>Preferred Option CS38 supported with no recommended changes.</p>	The majority of representations agreed with the rejection of CS39.
<p>Actions Following Preferred Options Consultation: Develop the Preferred Option CS38 into LDF policy. However, refer to all strategic employment allocations as opposed to just Northstowe and Cambridge East. Higher density employment areas should be provided at the strategic employment sites. The focus of the area action plans should be to provide sufficient numbers of jobs as opposed to land. Reject Option CS39.</p>							
<p>Justification for Policy Approach: Important factor is number of jobs for the major developments, as opposed to amount of land. It is important to not simply provide large areas of land that could be developed more densely than planned, and provide too many jobs, limiting the effectiveness of the Cambridgeshire Structure Plan Strategy to improve the housing / jobs balance in the Cambridge Sub-region.</p>							

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ST/3 RURAL CENTRES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Structure Plan sets clear tests that must be followed for selection of rural centres.	-	-	Para 1.17	CSR1	CS4 – Preferred Approach	<p>Village character and open spaces not addressed by this option, nor are historic buildings protected. The wording doesn't prevent loss of land; it ensures adequate density of buildings on what is taken. However the option does seek to ensure affordable housing is provided, that appropriate services are located in the village and that there are good public transport links to major towns. The Council have commented that this option is intended to define rural centres.</p> <p>Change requested - Appraisal noted that policy could be widened, but issues are dealt with by other policies - Change rejected.</p>	<p>Mainly objections, to the criteria used, and how they were interpreted. Other villages put forward for Rural Centres, and those in the list objected to being there. Some reps also put land forward for inclusion within the framework.</p>

Actions Following Preferred Options Consultation: Identify additional category of settlement - 'Minor Rural Centres'. Revise approach to selection criteria, to look more fully at the range of provision of shops and services in the village, with the importance of the total floorspace of convenience foodstores in the villages being reduced. A less stringent approach will be taken to the application of the Public Transport Key Criterion. The role of settlements in providing for their hinterland, and the geographical spread of Rural Centres and Minor Rural Centres through the District will be considered. In addition, the effect of Northstowe on the function of individual settlements and proposed improvements to public transport provision will also be taken into account. Rural Centres: Cambourne; Sawston; Histon & Impington; Great Shelford & Stapleford; Bar Hill. Minor Rural Centres: Fulbourn; Melbourn; Linton; Gamlingay; Cottenham; Waterbeach; Willingham.

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Justification for Policy Approach: Rural centres have been selected by testing villages against criteria detailed in the Structure Plan. As development at Cambourne will meet the remaining housing requirement, there are no new housing allocations at other Rural Centres. Future development will comprise development and redevelopment within the village frameworks. Additionally, Minor Rural Centres are between Rural Centres and Group Villages in the settlement hierarchy. They are those villages that, whilst failing to meet the criteria set out in the Structure Plan, nevertheless perform a role in terms providing services and facilities for a rural hinterland.

DEVELOPMENT WITHIN RURAL CENTRES (paragraphs 2.30-2.31)

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the scale of development permitted within a rural centre, but the Structure Plan search sequence priorities sites within such settlements, especially PDL. It is therefore reasonable not to suggest a maximum size of development.	SE2	-	P1/1	CSR1	CS5 Preferred Approach	Option protects land resource and environment / amenity. Provision is made for services with new development where required and this will indirectly benefit the economy. Housing is mentioned but affordability is not addressed. The option should be read within the context of CS3. Change requested - Address affordability - Change rejected as this is covered by other policies in the plan.	Representations mixed, some support increased development within Rural Centres and some don't.

Actions Following Preferred Options Consultation: Amend wording to make it clear that development will only be permitted within the village frameworks. Reword to make it explicit that the redevelopment of brownfield sites within Rural Centres will be permitted.

Justification for Policy Approach: Since the Rural Centres comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward within the village frameworks provided that the proposals are in accordance with the policies in the Plan.

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PERIPHERAL DEVELOPMENT AT RURAL CENTRES (paragraphs 2.30-2.31)							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Reflects general principle of the search sequence in Structure Plan Policy P1/1. There are no other reasonable alternatives.	-	-	P1/1	-	CS6- Preferred Approach	The proposals should have positive economic effects. The option permits loss of land through in-filling in certain circumstances, which will have negative impact on green space and could affect species and habitats.	Representations mixed, some support increased development adjacent to Rural Centres and some don't.
Actions Following Preferred Options Consultation: This option is rejected. There are no Rural Centres that will be classified at Rural Centres with peripheral development.							
Justification for Policy Approach: Taking account of the results of the urban capacity study, and the result of applying District wide density policies to Cambourne, no further peripheral development at Rural Centres is currently required.							

ST/4 MINOR RURAL CENTRES							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives on the villages included, in the scale of development permitted.	-	-	-	-	Not included	N/A	N/A

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Actions Following Preferred Options Consultation: N/A

Justification for Policy Approach: Villages that perform less well against the criteria set out in the Structure Plan than those identified as Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland, are designated as Minor Rural Centres. Those villages which perform this role, but which are situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area. Within Minor Rural Centres there is scope in principle for larger scale windfall development within the village framework. This would allow larger villages with a reasonable level of services to provide services and facilities for surrounding smaller villages, to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services. A maximum scheme size of 25 dwellings is used as an appropriate figure to define the upper limit of a small estate development.

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ST/5 GROUP VILLAGES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
<p>Alternatives on scale of development and list of villages covered by the policy. The Structure Plan search sequence means that scale of development must be limited, and must focus on PDL and within settlements, and be selected according to the level of infrastructure.</p> <p>A reasonable scale according to the level of infrastructure had been developed and tested through the Local Plan review, which provides a degree of flexibility for PDL.</p>	SE4	-	P 5/5	-	CS7 – Preferred Approach	<p>Option encourages higher density housing, particularly on brownfield sites. Indirectly the proposal should be very positive in terms of affordability of housing. There could be some impact on village character and historic buildings and development on green space will be permitted. The option should be read within the context of option CS3.</p>	<p>Majority object for a variety of reasons: including wording changes, maximum development size too low, villages should or should not be Group villages.</p>

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: Group villages are generally less sustainable locations for new development, having fewer services and facilities allowing only some of the basis day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs, but development on any larger scale would be likely to generate a disproportionate number of additional journeys outside the village. A reasonable scale according to the level of infrastructure had been developed and tested through the Local Plan review, which provides a degree of flexibility for utilising previously developed land.

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ST/5 INFILL VILLAGES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
<p>Alternatives on scale of development and list of villages included in the policy. The Structure Plan search sequence means that scale of development must be limited, and must focus on PDL and within settlements, and be selected according to the level of infrastructure.</p> <p>A reasonable scale according to the level of infrastructure had been developed and tested through the Local Plan review, which provides a degree of flexibility for Previously Developed Land.</p>	SE5	-	P 5/5	-	CS8 – Preferred Approach	Limits housing developments in villages without schools. Good for land resource preservation, character of villages and the setting of historic buildings. Some green space may be lost and there is a possibility that wildlife corridors could be severed. The option should be read within the context of option CS3.	Generally object due to inflexibility.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: Infill-Only Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village. A reasonable scale according to the level of infrastructure had been developed and tested through the Local Plan review, which provides a degree of flexibility for utilising previously developed land.

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ST/6 PHASING OF HOUSING LAND							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
None. Phasing of development is required by other plans. Details are covered in Area Action Plans.	-	PPG3 para 33	P9/2c	H3	CS21 – Preferred Approach	Acceptable. Change requested - additional wording to indicate services and facilities should be in phase with major housing development - Change rejected as covered in Area Action Plans.	Generally object, the policy should be more flexible and not rely on a small number of strategic sites to come forward.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Ensure that additional wording to encourage development to start as soon as possible is included in the supporting text for the Phasing Policy.							
Justification for Policy Approach: A Policy is required in order to ensure there is a continuous supply of housing land over the plan period.							

ST/7 PLAN MONITOR MANAGE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

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None - a Plan, Monitor and Manage approach is a requirement of government guidance.	-	PPG3 para 8	P1/4	SS13	CS21 – Preferred Approach	Acceptable. Although additional wording might be considered to indicate that the provision of community, leisure, retail and transport services should be in phase with major housing development.	Generally object, the policy should be more flexible and not rely on a small number of strategic sites to come forward.
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Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Ensure that additional wording to encourage development to start as soon as possible is included in the supporting text for the Phasing Policy.

Justification for Policy Approach: In order to assess the effectiveness of the policies in the LDF it is important that continuous monitoring and review of development changes taking place is undertaken.

DEVELOPMENT PRINCIPLES OBJECTIVES – DP/a-f

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS13 – Preferred Approach	Option is very positive in terms of preserving land resource, enhancing land and townscape and creating open space. It should also provide economic benefits by creating vibrant communities. Reference to sustainability suggests that use of non-renewables and water will be reduced.	These representations generally suggest more criteria that should be included in this option.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Ensure adequate policies to secure developer contributions for a range of infrastructure, facilities and services. Amend bullet 2 to read "To ensure high quality new development that protects and enhances the character of the district and local distinctiveness through careful integration with the existing built form."

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Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.

DP/1 (1-18) SUSTAINABLE DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives as to the exact measures the policy contains. A sustainable development policy is required by Government Guidance and by the Structure Plan, which also provides clear guidance on what it should contain.	-	PPS1 para 24	P1/3	SS1	CS14 – Preferred Approach	<p>The option refers to permitting development consistent with the principles of sustainable development it is likely to be positive over a range of issues but needs to be further defined.</p> <p>Change requested - Needs to be further defined - Change Agreed -Following initial appraisal the sustainability themes to be covered in the final policy will be detailed in the final report</p>	Mainly support for the option, with suggestions for the inclusion of additional objectives.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Ensure that the health, biodiversity conservation and enhancement, the retention and enhancement of rural facilities and services are addressed. Ensure that the issues arising from Policies P1/2 and P1/3 of the Structure Plan are addressed in the Sustainable Development policy. Additionally consider whether specific concept statement should be prepared for allocated sites.

Justification for Policy Approach: The principles of sustainable development are fundamental to international obligations and to national, regional and strategic planning policy. These principles also underpin the strategy, and all policies and proposals of this plan. This key policy draws together sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals.

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DP/1 SUSTAINABILITY APPRAISAL							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Not requiring sustainability appraisals is an alternative approach, but its is ruled out in order to support the sub-regional approach, and enable the sustainability policy to be implemented effectively. Alternatives as to the threshold it applies to, but the major development definition selection for the preferred option is consistent with the sub-regional approach.	-	-	(para 1.30)	-	CS15 – Preferred Approach	The option requires a ‘sustainability appraisal’ of new developments. At this stage the exact requirements for implementation of the policy are not defined, so the option cannot be appraised.	Mainly support for the option, with suggestions for the inclusion of additional objectives.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Include a requirement for travel plans to address the travel needs of the labour force. Draft policy to ensure that health issues are addressed by requiring a Health Impact Assessment to accompany relevant planning applications.							
Justification for Policy Approach: All planning applications for major development are required to submit a Sustainability Appraisal alongside a planning application to demonstrate to demonstrate that they have addressed sustainable development issues in their development proposals.							

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DP/2 DESIGN OF NEW DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Achieving good design is a requirement of government guidance and the Structure Plan. The nature of what is good design could be subject to alternatives, but principles are made explicit in government guidance.	-	PPS1 33-39	P1/3	-	CS16	The option requires all new development to be of high quality design. It may be assumed that the option will have positive impacts on townscape and urban spaces but at this stage the exact requirements for implementation of the policy are not defined, so the option cannot be appraised.	Generally support, some minor alterations requested.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Ensure provision for the storage of recyclables, provision of green space with biodiversity value, provision of public open space, creating a 'sense of place', permeability for non-car modes, and that 'secured by design' principles is addressed in the design policy. Make clear that Village Design Statements and Parish Plans in whole or in part will only be eligible for adoption as Supplementary Planning Documents where they are consistent with the LDF and have been through the required consultation and adoption processes.							
Justification for Policy Approach: All new development will have an impact on its surroundings. The aim must be that any development, from a major urban extension to Cambridge to an extension to an existing home, takes all proper care to respond to its surroundings, including existing buildings, open spaces and villages edges, and ensure an integrated scheme that does not harm local amenity and wherever possible, brings benefits to the area.							

DP/2 DESIGN OF NEW DEVELOPMENT - DESIGN AND LANDSCAPE STATEMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Alternatives approaches would be not to require a design statement, or to require information at different scales of development. Not requiring a statement could hinder implementation of the design policy, so is not a reasonable alternative. Policy is sufficiently flexible to cover a wide variety of development.	-	-	-	-	CS17 – Preferred Approach	The option requires all new development to be accompanied by a design and landscape statement. Again, it may be assumed that the option will have positive impacts on townscape and urban spaces but at this stage the exact requirements for implementation of the policy are not defined, so the option cannot be appraised.	Generally support, some minor alterations requested.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Ensure that public transport links, access, place making and sense of place, and biodiversity are addressed in a design and landscape statement. Consider whether developers should also be required to provide a concept statement for allocated sites.							
Justification for Policy Approach: A method of ensuring implementation of DP/2. This will enable the applicant to demonstrate to the Council that they have properly considered the impact of their proposal and taken into account all relevant factors in the design of the scheme. In particular, it will help speed up the planning application process by providing the Council with a clear statement of the design and landscaping implications of the proposed development on the particular site and its surroundings. The level of detail of the design statement will vary according to the scale and complexity of the application.							

DP/3 DEVELOPMENT CRITERIA							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy draws together wide variety of development principles. Most reflect other policy or PPS requirements, so alternatives limited or dealt with elsewhere in the plan.	-	-	-	-	CS18 – Preferred Approach	The option aims to raise general issues that must be addressed by all developments but as yet it contains no detail and therefore cannot be appraised at this stage.	Generally support, some minor alterations requested.

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Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Ensure that disabled access, and the requirement for an Access Statement, is addressed. Add a reference to the ODPM's Good Practice Guide. Ensure that public open space, transport impact and access, design and visual impact, external appearance and materials, size, scale, height and massing, environmental / ecological impact, cultural heritage and archaeological matters are addressed in the Development Criteria Policy.

Justification for Policy Approach: Policy draws together general development principles, applicable to all types of development.

DP/4 INFRASTRUCTURE AND NEW DEVELOPMENTS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	-	Circular 1/97	P6/1	CSR5	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: Development can create additional demands for physical infrastructure and social facilities, as well as having impacts on the environment. In such cases planning obligations are required to make the necessary improvements, provide new facilities, or secure compensatory provision for any loss or damage created. Such obligations must take account of the wider needs of the Cambridge Sub-Region, in order to achieve wider planning objectives, with contributions pooled where appropriate to meet strategic requirements. Policy needed to provide a hook for further guidance on requirements.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

DP/5 CUMULATIVE DEVELOPMENT							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no reasonable alternatives.	-	-	-	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							
Justification for Policy Approach: It is important that sites make proper contribution to the infrastructure needs commensurate with the size of the development. Many requirements are based on development thresholds. Clearly if development were permitted cumulatively as a number of small developments, the full requirements of a site would not be met. Policy needed to ensure effective implementation of the policies.							

DP/6 CONSTRUCTION METHODS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy approach developed through options consultation on Area Action Plans. General principles required by government guidance and the Structure Plan.	-	PPS1 para 20	P/1/3	ENV 10	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Action arising from representation on Development Principles Objectives: Ensure the recycling of redundant building and infrastructure materials, storage compounds, site access and haul roads, and the management of waste arising from construction activities is addressed. Require developers to be bound by the requirements of the Considerate Contractors Scheme.

Justification for Policy Approach: As well as designing developments to be sustainable when complete, the construction process utilises a significant amount of resources. A policy is needed to ensure sustainable construction district wide.

DP/7 URBAN FRAMEWORKS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative would be to amend framework. This would be contrary to the Structure Plan strategy, and result in development of land in the green belt, it is therefore not a reasonable alternative.	SE8 & Cherry Hinton 1	-	-	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: Urban frameworks are drawn around those parts of Cambridge City where the built-up area falls within South Cambridgeshire District Council's administrative area. Since the urban area of Cambridge is the most sustainable location for development within the strategic hierarchy, there is no constraint on the amount of development or redevelopment of land for housing within the urban frameworks provided that the development is compatible with adjoining land uses and accords with policies in the Development Principles chapter.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

DP/8 VILLAGE FRAMEWORKS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Other plans/guidance create clear limitations on development in the countryside. Option also includes standard criteria for development within frameworks, with no strategic alternative. Structure Plan development strategy, combined with the results of the urban capacity study indicate no requirement for additional housing land allocation on the edges of villages.	SE8	PPS 1 Para 27, PPS7 Para 15	P1/2	SS9	CS3 – Preferred Approach	<p>The option controls development on land outside village boundaries, incidentally having positive effects on species, habitats, heritage sites, green space and landscape.</p> <p>Change denied: It makes no mention of villages as potential locations for affordable housing and conditions appear to limit scope for rural diversification. SCDC feel that these two issues are adequately covered in the requirements of PPG3 and PPG7.</p>	The majority of representations sought amendments to certain village frameworks, or additional housing allocations at villages. Some amendments to the wording of the options were sought.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy. Amend part 2 of preferred option: The development would be sensitive to the character of the village, local features of landscape, ecological or historic importance and. Amend the village framework to include the whole building, but do not include the remainder of the site, at Fen End Over. Amend village framework to include the curtilage of the three properties at Woodpecker Way, Waterbeach. Amend the village framework to the rear of 44 East Drive, Highfields Caldecote to include the whole of the dwelling but not the associated land. Amend the village framework at Meldreth to include 80a High Street.							
Justification for Policy Approach: Policy is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. However, the efficient re-use of previously developed land within village frameworks will generally be supported, subject to the satisfaction of relevant policies, in the interests of sustainability. Frameworks have been defined to take into account the present extent of the built-up area, development committed by planning permissions and other proposals included in the local plan. Buildings associated with countryside uses (e.g. farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) are not normally included within the framework.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

GREEN BELT OBJECTIVES – GB/a-d							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS9 – Preferred Approach	Green Belt proposals restrict land available for development around urban areas thereby driving up property prices and affecting the affordability of housing. Proposals will benefit landscape and villages character; they will have incidental benefits for species, habitats, historic sites and the opportunity to enjoy wildlife.	Mixed representations some supporting a review of the green belt with a view to changes being made others indicating that the green belt should not be changed.
Actions Following Preferred Options Consultation: Develop preferred approach into Objectives in the Core Strategy, as modified. Change references to 'footpaths' to 'Rights of Way'. Revisit wording of Bullet 3 in light of PPG2.							
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.							

GB/1 GREEN BELT BOUNDARY							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives limited by the requirement to only review in relation to Area Action Plans.	GB/1	PPG2 Para 2.6	P9/2b	SS7	CS10 – Preferred Approach	The overall commitment to preserving Green Belt (and thereby landscape / best agricultural land) is weakened by proposals to 'nibble away' at it in Northstowe and urban extensions to Cambridge. These will use some valuable agricultural land in the longer term.	Generally object to the option, with many representations seeking amendments to, or the ability to amend, the green belt.
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Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: The Cambridge Green Belt was established in the 1965 Development Plan. A review of the Green Belt was undertaken in the 1980s resulting in the Cambridge Green Belt Local Plan 1992. A further review was undertaken in the South Cambridgeshire Local Plan 2004. The Green Belt boundaries have been reviewed to serve the long-term development needs of Cambridge, taking into account Regional Planning Guidance for East Anglia (now RSS6) and the Cambridgeshire and Peterborough Structure Plan 2003. The Structure Plan identifies the broad locations where major growth will take place on the edge of Cambridge as urban extensions and at the new town of Northstowe. Revised Green Belt boundaries are required to enable these developments to take place. The outer boundary of the Green Belt has been reviewed to take account of the creation of the new town of Northstowe to ensure the continued separation of settlements.

GB/2 DEVELOPMENT IN THE GREEN BELT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Inappropriate development is defined in PPG2, there is therefore limited scope for alternatives.	GB/2	PPG2 para 3.1	P9/2a	SS7	CS11 – Preferred Approach	The option will contribute to the loss of land resource as it concerns 'using up' Green Belt. For this reason it may have negative impacts on species, habitats and historic sites. Economic objectives will be negatively impacted by restricting the type of development which can occur in Green Belt; however recreational uses and affordable housing are permitted in some circumstances and the impact on this objectives will be positive.	Representations are mixed with some in support and some objecting.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Include a definition of Major Developed Sites in the Glossary.

Justification for Policy Approach: The main purpose of a Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances. Uses that are appropriate to the green belt are guided by PPG2.

GB/3 LOCATION AND DESIGN OF THE GREEN BELT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives limited as policy required to apply principles of PPG2.	GB/3	PPG2 3.7 - 3.8	P9/2a	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: Any development, even for uses appropriate in the Green Belt, can erode its open and rural character. In order to protect the purposes of the Green Belt, such development should be located within or adjoining existing groups of buildings or entail the redevelopment of redundant buildings. Similarly, where existing buildings are not capable of re-use or conversion, the redevelopment of such buildings or development within or adjacent to existing groups of buildings is preferable to development on entirely new sites.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

GB/4 LANDSCAPING AND DESIGN MEASURES							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives limited as policy required to apply principles of PPG2.	-	PPG2 3.15	-	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							
Justification for Policy Approach: Applies principles required by PPG2, in order to protect the purposes of the green belt.							

GB/5 MAJOR DEVELOPED SITES							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives as to which sites it applies to, although selection criteria are detailed in PPG2 limit the choices to those listed in the preferred option. Development permitted tightly defined in PPG2.	GB/4	PPG2 annex C	P9/2a	SS7	CS12 – Preferred Approach	Potential negative impact on historic buildings at Gorton College and Babraham Hall sites. However the policy is very positive in terms of allowing development to preserve employment (and in high tech industries). Positive health benefits from allowing development at Fulbourn.	Some support, but also calls for additional sites to be included.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Ensure the full extent of each MDS site is identified on maps							
Justification for Policy Approach: Applies principles required by PPG2, in order to protect the purposes of the green belt.							

GB/6 RECREATION IN THE GREEN BELT							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives limited as policy required to apply principles of PPG2.	GB/5	PPG2 3.4	-	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Applies principles required by PPG2, in order to protect the purposes of the green belt.

GB/7 IMPROVEMENTS TO LANDSCAPE AND BIODIVERSITY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives limited as policy required to apply principles of PPG2.	GB7	PPG2 1.6	-	-	-	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: Applies principles required by PPG2, in order to protect the purposes of the green belt.

HOUSING OBJECTIVES – HG/a-b

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS19 – Preferred Approach	<p>We recommend incorporation of comments on the need for energy efficiency in housing development and an appropriate level of community service provision.</p> <p>Change requested - Incorporate the need for energy efficiency and community service provision - Change rejected as issues are covered in other chapters.</p>	The representations regarding this option are diverse taking into account a variety of issues including: housing completion rates, wording changes and flexibility. Most are objections.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Add at the end of 2nd bullet: "... INCLUDING KEY WORKERS." Update Housing Land Supply table with latest figures. Include a more precise definition of Key Workers in the Glossary.							
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.							

HG/1 HOUSING DENSITY							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternative approaches to density requirements and the locations where they apply, but the Structure Plan sets very specific requirements, ruling out any alternatives.	SE2 & SE3	PPG3 para 58	P5/3	-	CS22 – Preferred Approach	Acceptable – particularly in the context of high-density development at well serviced locations. Associated design issues are addressed elsewhere in the Core Strategy.	Varied reps, some support and some object, those that object do so both because the rate is too high and because it is too low.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Roll forward Local Plan 2004 Papworth Everard Policy 1, to reflect special local circumstances. Include a definition of High Quality Public Transport and Good Quality Public Transport in the Glossary and cross refer to Transport chapter in supporting text.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Higher residential densities are required by PPG3 and Structure Plan Policy P5/3, in the interests of achieving more sustainable forms of development.

HG/2 HOUSING MIX

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist as to what percentage should be required of each dwelling size. A do nothing option exists, but that is rejected due to Housing Needs Survey Data.	-	PPG3 Para. 11	P9/7	H2	CS23 – Preferred Option	Support for the preferred option CS23.	The majority of representations on CS23, CS24, CS25 & CS26 rejected any attempt to specify Market Housing Mix as being too prescriptive.
	-	PPG3 Para. 11	P9/7	H2	CS24 – Alternative Option	Support for the preferred option CS23.	The majority of representations on CS23, CS24, CS25 & CS26 rejected any attempt to specify Market Housing Mix as being too prescriptive.
	-	PPG3 Para. 11	P9/7	H2	CS25 – Alternative Option	Support for the preferred option CS23.	The majority of representations on CS23, CS24, CS25 & CS26 rejected any attempt to specify Market Housing Mix as being too prescriptive.
	-	PPG3 Para. 11	P9/7	H2	CS26 – Alternative Option	Support for the preferred option CS23.	The majority of representations on CS23, CS24, CS25 & CS26 rejected any attempt to specify Market Housing Mix as being too prescriptive.

Actions Following Preferred Options Consultation: Option CS26 to be developed into a policy in the Core Strategy.

Justification for Policy Approach: On balance, it is considered that the LDF should continue to include market housing mix targets based on the number of rooms because monitoring, together with our Housing Needs Survey, shows that the market has not delivered against our identified needs. However, the policy has been worded to allow for flexibility on a site-by-site basis. Having regard to representations, the use of the preferred option in villages would not address the high level of properties of 4 or more bedrooms that has taken place over the last 10 years or more (around half), or the high level of need for 1 and 2 bedroom properties identified in the Housing Need Survey (89% of all market dwellings). Therefore, the use of targets for bedroom sizes in the proportions 50%:25%:25% (CS26) are proposed for development in villages to help redress the balance in existing communities.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

HG/3 AFFORDABLE HOUSING - THRESHOLDS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives on the level of the threshold. Preferred approach reflects that very recently tested through local plan inquiry, which included consideration of housing needs survey information.	HG7	PPG3 para 14	P5/4	H2	CS30 – Preferred Approach	Acceptable.	Representations mixed, though generally seeking to raise the threshold.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Ensure the policy justification includes thresholds, in light of the high level of identified need, the Affordable Housing Threshold has been lowered to developments of two or more dwellings in all sizes of settlement.							
Justification for Policy Approach: Policy amended so that threshold of 2 applies to all settlements, following new draft government guidance, and in light of the very high level of need identified.							

HG/3 AFFORDABLE HOUSING - MIX

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approach to prescribe a threshold ruled out as inappropriate.	HG7	PPG3 para 15	P5/4	H2	CS31 Preferred Approach	Acceptable.	General support for the approach.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: The mix in the types of affordable housing appropriate for an individual site, will be considered having regard to the nature of identified need at the time of the development (district-wide for the major developments, Rural Centres and Minor Rural Centres, or in the individual village or the area it serves), the location and scale of the development, and the development economics of the site having regard to the overall infrastructure calls on the development. This provides flexibility.

HG/3 AFFORDABLE HOUSING - TARGET

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
A do nothing option does not exist due to RSS/Structure Plan requirements. Alternatives exist as to the threshold it a policy applies to, and the percentage required. Scale of need identified dictates that a low threshold is required.	HG7	PPG3 para 15	P9/1	H2	CS27 – Preferred Option	The 50% target for affordable housing is acceptable, both in its own right and by comparison with Options A and B.	Support for preferred option CS27 as most appropriate means of addressing inequalities.
	HG7	PPG3 para 15	P9/1	H2	CS28 – Rejected Option	We agree that this option is not as acceptable as the preferred approach in terms of providing adequate affordable housing or reducing inequalities.	Support for preferred option CS27 as most appropriate means of addressing inequalities.
	HG7	PPG3 para 15	P9/1	H2	CS29 – Rejected Option	This option is not as acceptable as the preferred approach or CS28n in terms of providing adequate affordable housing or reducing inequalities.	Support for preferred option CS27 as most appropriate means of addressing inequalities.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Option CS27 to be developed into a policy in the Core Strategy. Include in the supporting text of the Core Strategy an indicative breakdown of the affordable housing by tenure.

Justification for Policy Approach: The South Cambridgeshire Housing Needs Survey 2002 identifies a high level of need in the District of 871 units per annum. It recommends a target of 50% Affordable Housing. Even at this level, not all need over the plan period will be met. The Cambridge Sub-Region Housing Needs Survey identified a similar but higher level of need. A key part of the development strategy for the Cambridge Sub-Region is about meeting local needs, and the Structure Plan requires at least 40% of all housing in the Cambridge Sub-Region to be affordable. Taking account of the higher level of need and higher house prices at the heart of the sub-region (i.e. Cambridge and South Cambs) and that some sites will not meet the thresholds for providing affordable housing provision, it is necessary for the target for South Cambs to be higher than 40%. The proposed 50% target is therefore considered to be reasonable.

In light of the high level of identified need, the Affordable Housing Threshold has been lowered to developments of two or more dwellings in all sizes of settlement.

HG/4 AFFORDABLE HOUSING SUBSIDY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific issue as to how affordable housing requirements are implemented. All reasonable alternatives were considered.	HG7	-	-	-	CS32 – Alternative Option	This option does not defend the principles of the affordable housing target as well as Option 2 (CS33) which is discussed in the Alternative Options table below. Support for CS33.	There are mixed opinions on CS32 & CS33, with reps both supporting and objecting, with flexibility being a key theme.
	HG7	-	-	-	CS33 – Alternative Option	We consider this is the preferred solution because it defends the principle of the affordable housing target, whereas Option 1 (CS32) introduces a potential 'get out clause'. Support for CS33.	There are mixed opinions on CS32 & CS33, with reps both supporting and objecting, with flexibility being a key theme.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: CS32 will be pursued district wide. CS33 will be pursued, in particular for small sites. It will not apply to major development sites where there are AAP's.

Justification for Policy Approach: Flexibility is needed to address the funding issue surrounding affordable housing and Options CS32 and CS33 could both have a role in providing such flexibility in different circumstances. In cases of insurmountable subsidy issues, the approach to provide a lower proportion of built units on site could be appropriate district wide (CS32). With financial contributions for off-site provision, this will be most relevant for small sites and will not be appropriate for major developments, where on site provision is a key part of creating a sustainable communities.

HG/5 EXCEPTIONS SITES FOR AFFORDABLE HOUSING

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to have a rural exceptions policy or not. In this case the housing need identified make it essential.	HG8	PPG3 para 18	P5/5	H2	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: National policy allows for the exceptional release of small sites for affordable housing within or adjoining villages in circumstances where planning permission would not normally be given and where there is a demonstrable local need for affordable housing that cannot be met in any other way. These 'rural exceptions' sites provide a small but important source of affordable housing in rural areas and are regarded as additional to the provision of housing to meet the general needs identified by the Structure Plan. A policy is necessary to meet the high level of identified need in the District.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

HG/6 EXTENSIONS TO DWELLINGS IN THE COUNTRYSIDE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
The alternatives are allow no extensions, allow different sizes, or have no restriction. The policy reflects the results of the recent Local Plan Inquiry.	HG13	-	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							
Justification for Policy Approach: Extensions to dwellings outside frameworks need particularly careful consideration in terms of their impact on the landscape in the generally open countryside of South Cambridgeshire. In addition, housing needs in the District make it important to impose some limitation on the proportionate increase in dwelling sizes as a result of any extension, with the aim of preventing a gradual reduction in the stock of smaller and medium sized dwellings in countryside areas. Allowing no extensions would be unreasonable. The 50% figure had been recently tested through local plan inquiry.							

HG/7 REPLACEMENT DWELLINGS IN THE COUNTRYSIDE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

It would be unreasonable not to allow any replacement dwellings in the countryside. There alternatives as to the scale of any replacement. The policy reflects the results of the recent Local Plan Inquiry.	HG15	PPS para 17	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
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Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: The scale of a reasonable increase in scale has been recently tested through the Local Plan Inquiry, and is necessary to control environmental impact of replacement dwellings.

HG/8 CONVERSION OF BUILDINGS IN THE COUNTRYSIDE FOR RESIDENTIAL USE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives exist to allow unrestricted conversion, or to allow no conversions at all. Unrestricted conversion to residential would have unreasonable sustainability implications and to contrary to the strategy developed through the plan. PPS7 (published after the preferred options reports were agreed for consultation) requires a policy on when conversions will be permitted, and also creates a preference for employment uses. This is reflected in the policy.	-	-	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
<p>Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.</p> <p>Justification for Policy Approach: PPS7 requires authorities to include policies setting out criteria for permitting conversion of rural buildings for residential uses. There has been considerable pressure to convert barns and vacant rural buildings into residential units, but this is clearly contrary to the general policy of restricting housing proposals outside established village limits. Policy EM/8 supports conversion of appropriate buildings for employment uses, and this remains the preferred use for such buildings. If this cannot be achieved the second preference is for a residential unit directly tied to operation of a rural enterprise, often referred to as a live work unit. This would be more sustainable, than a conversion for a purely residential use, due to the reduced implications for commuting. Conversion purely for residential use will only be permitted as a last resort, particularly to secure the future of buildings of particular architectural quality or character.</p>							

HG/9 DWELLING TO SUPPORT A RURAL-BASED ENTERPRISE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives limited by strict requirements of PPS7.	HG16	PPS7 Annex A	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							
Justification for Policy Approach: Policy details requirements of PPS7, providing for agricultural workers that require accommodation close to their enterprises for husbandry and security and other reasons, whilst maintaining strict controls on dwellings in the countryside.							

ECONOMY AND TOURISM OBJECTIVES – ET/a-f							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	P2/2	-	CS35 – Preferred Approach	<p>Acceptable, but we recommend that objectives highlight the use of previously developed land. We recommend that objectives might encourage provision of support services to employment development. The Council has agreed to change the wording of two objectives as shown below.</p> <p>AMEND: (italics): To ensure sufficient provision of a range of suitable employment land to meet Structure Plan requirements, in sustainable and accessible locations. AMEND (italics): To support existing businesses by applying positive policies towards the appropriate expansion of existing firms where appropriate, including through use of previously developed land, and the conversion/adaptation of suitable buildings to business use.</p>	General support for the objectives, some minor alterations requested including a list of clusters in South Cambs.
Actions Following Preferred Options Consultation: Use the preferred approach in developing the core strategy, subject to amendments. Also include policy on Duxford Imperial War Museum in the Core Strategy. Include list of clusters in reasoned justification. Develop policies to support farm diversification, and use of redundant rural buildings for tourism. Prepare appropriate policies for overnight tourist accommodation in the LDF. Carry forward Policy RT9 from Local Plan 2004 into the submission LDF. Amend objective 'To support the growth of the tourism industry of South Cambridgeshire, whilst ensuring that new facilities and accommodation do not have an adverse impact on the built and natural environment.'							
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

ET/1 LIMITATIONS ON THE OCCUPANCY OF NEW PREMISES IN SOUTH CAMBRIDGESHIRE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives on area policy should cover, as indicated by the Structure Plan. Structure Plan specific on types of firms covered. Size thresholds of uses not considered for consultation, as established through the Local Plan Review and consistent with Cambridge City.	EM3	-	P9/7	CSR 4	CS36 – Preferred Option	Acceptable – we agree that the preferred approach will perform better than the rejected option in respect of redressing the current imbalance between jobs and homes, and can be expected to provide more focussed and, therefore, effective service provision.	Support for the Preferred Option, but concern that the local economy must be monitored to ensure the policy remains relevant, and a balance of employment is sought in the major developments.
	EM3	-	P9/7	CSR 4	CS37 – Rejected Option	The rejected option applies selective management of employment on a more limited basis and might result in greater scope for business opportunities. However, the option would exacerbate the current mismatch between jobs and homes. We therefore concur that this (CS37) is the inferior option. Support for Preferred Option CS36	One support for rejection of the option, but some concern over the impact on areas away from Cambridge.
Actions Following Preferred Options Consultation: Develop the Preferred Option into LDF policy. The area of the selective management policy will cover the whole of south Cambridgeshire. Include appropriate economic indicators in the monitoring strategy.							
Justification for Policy Approach: While policies should be developed to support the economy of villages, it is not the intention to allow unsustainable large-scale employment development in rural areas on the edge of the District; therefore removal of such areas from the selective management policy would be inappropriate.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

ET/2 MEETING HOUSING NEEDS FROM EMPLOYMENT DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Contributions from employment development required by Structure Plan. Level of contribution to be determined sub-regionally. Therefore, there are no reasonable alternatives.	-	-	P9/1	-	CS34 Preferred Approach	Acceptable. Change requested - include reference to need for associated community facilities - Change rejected as issue is covered in other policies.	Generally object to the extra requirements put on developers.

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: New employment development increases pressure on the housing market, and a lack of suitable affordable housing can lead to recruitment difficulties, unsustainable travel patterns and hinder development and expansion of clusters. Developments will therefore be expected to mitigate these impacts.

ET/3 PROMOTION OF CLUSTERS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

A policy is required by the Structure Plan. There are alternative approaches available on its implementation, but these are dealt with in the strategic employment areas in the Area Action Plans.	EM4	-	P2/4 & P9/6	CSR3	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							
Justification for Policy Approach: he Local Development Framework will aim to allow suitable sites for small firms to start up and expand, but also support the development of more mature clusters. This is consistent with Cambridgeshire Structure Plan 2003 policies P2/4 and P9/6.							

ET/4 DEVELOPMENT IN ESTABLISHED EMPLOYMENT AREAS IN THE COUNTRYSIDE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the area the policy covers and development permitted. Scale of development described in preferred option reflects that considered reasonable for the location and land supply considerations. Sites identified are those considered of significant scale to warrant designation.	EM5, Hinxton 1, Over 2 & Duxford 1	-	-	-	CS41 - Preferred Approach	Acceptable, particularly in the context of improving economic efficiency and developing business opportunities. We understand that community and transport improvements required to make developments more sustainable will be secured through other policies.	Mixed representations, some seek to designate other areas.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Use the preferred approach in developing the core strategy. Rename 'Ciba Polymers / Hexcel Corporation' as 'Vantico'. Include site adjoining Cambridge Research park when defining site boundaries for area around Cambridge Research Park. Additional sites added: Convent Drive / Pembroke Avenue site, Waterbeach; Brookfields Business Estate / Park, Twentypence Road, Cottenham.

Justification for Policy Approach: South Cambridgeshire contains a number of established employment areas in the countryside, which are identified on the Proposals Map. The policy provides a context for considering planning applications on these sites.

ET/5 NEW EMPLOYMENT DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives on the scale of development permitted. The Structure plan allows sensitive small scale development, and this is reflected in the preferred approach. The approach was also recently tested through Local Plan Inquiry.	EM6	-	P2/6	-	CS42 – Preferred Approach	Acceptable - improves economic efficiency and developing business opportunities at the local level.	Generally object, some changes to the policy sought and new areas put forward.

Actions Following Preferred Options Consultation: Follow approach detailed in preferred approach, and include definition of small scale in LDF policy.

Justification for Policy Approach: Sensitive small-scale employment development can help sustain the rural economy, and achieve a wider range of local employment opportunities. It can enhance the vitality of rural centres, and reduce the need to travel. There is also potential for cluster related firms to develop on an appropriate scale. Employment development may provide the opportunity to make best use of a previously developed site, including vacant, derelict, or under used land. The policy provides an element of flexibility for the redevelopment of suitable sites adjoining or near to the more sustainable villages in the District.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

ET/6 EXPANSION OF EXISTING FIRMS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Potential alternatives are having no restriction, or alternatives on the length of time of restriction. Approach recently tested through local plan inquiry. Time criteria in the policy is consistent with Cambridge City to ensure consistent approach to restraint in the Cambridge Area.	EM7	PPS7 para 5	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: It is important that firms have the opportunity to expand for the continued success of the business, but this must be in appropriate circumstances. The scale of growth must not conflict with other policies in the plan. The expansion of existing firms will generally be given preference over firms wishing to move to the area. This is consistent with the policies of restraint applying to the Cambridge area. Policy recently tested through Local Plan Inquiry, and consistent with Structure Plan Strategy of employment restraint to redress the jobs homes balance.

ET/7 LOSS OF RURAL EMPLOYMENT TO NON-EMPLOYMENT USES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives are not to have a policy, or amend the criteria. Removing policy would have severe sustainability implications, and is therefore not considered reasonable.	EM8	-	P2/6	-	CS43 – Preferred Approach	As worded, this option does not protect employment land from redevelopment for non-employment use. The Council SCDC intends to adjust the wording as shown below. AMEND (italics): The conversion, change of use or redevelopment of existing employment sites to non-employment uses within the village frameworks should be resisted unless all the following criteria are met.	Representations mixed, with both supporting and objecting representations. Objections raised to the need to meet ALL the criteria, and the potential conflict with housing completion rates.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Use the following requirement in the policy: Applications for change of use of premises in or last occupied by employment use will need to be accompanied by documentary evidence that the sites are not suitable or capable of being made suitable for continued employment use, evidence would be required that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises. Amend option to refer to any of the criteria being met. Amend third bullet to 'The overall benefit TO THE COMMUNITY of the proposal outweighs any adverse effect on employment opportunities and the range of employment land and premises.'							
Justification for Policy Approach: Employment sites within village frameworks are a scarce resource, which should be retained. It will often be the case that new employment developments in village frameworks will be limited due to their potential impact on village character. Making best use of existing employment sites reduces the pressure for development of new sites, including new sites in the countryside. It also provides a greater range of employment opportunities and reduces the need to travel. Sites should be retained to provide local employment, unless specific factors indicate otherwise.							

ET/8 CONVERSION OF RURAL BUILDINGS FOR EMPLOYMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Policy required by PPS7, which includes a clear approach the criteria. Alternatives therefore limited.	M10	PPS7 para 17	P2/6	-	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents. Justification for Policy Approach: Policy reflects requirements of PPS7, published after preferred options report approved for consultation. Where rural buildings are no longer required for their original use, predominantly agriculture, they can provide a valuable opportunity to provide employment and support the rural economy. Potential uses include farm diversification, commerce and industry, and for tourism or recreation. There is also potential for 'lower tech' industries, contributing to providing a greater diversity of employment opportunities across the District.							

ET/9 REPLACEMENT BUILDINGS IN THE COUNTRYSIDE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy required by PPS7, which includes a clear approach the criteria. Alternatives therefore limited.	EM9	PPS7 para 19	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Policy reflects requirements of PPS7, published after preferred options report approved for consultation. Paragraph 30 of PPS7 advises that Local Planning Authorities should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. RPG6 Policy 12 supports diversification appropriate to the environmental and ecological setting, and Policy P2/6 of the Cambridgeshire Structure Plan also supports employment growth on an appropriate scale to allow farm diversification.

ET/10 FARM DIVERSIFICATION

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy required by PPS7, which includes a clear approach the criteria. Alternatives therefore limited.	-	PPS7 para 30 & 31	-	-	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: To reflect requirements of other countryside policies and the plan's approach to tourism. Focusing new tourist accommodation into the larger villages allows access for visitors to the public transport network and local services, thus promoting the goals of sustainable development. In the countryside, holiday accommodation is a vital part of the rural economy, providing another means of farm diversification, and opportunity to reuse redundant rural buildings, but at the same time the countryside must be protected from inappropriate development. Developments permitted under this policy must be carefully controlled to ensure housing policies restricting development in the countryside are not compromised.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

ET/11 TOURISM FACILITIES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirements of other plans to control tourism to protect improve local environment. Alternative approaches limited.	RT1	PPS7 para 34	P4/1	E13	Not included.	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: Policy reflects the Structure Plan and PPS7. In keeping with the location, new tourism developments should concentrate on the appreciation and utilisation of the District's heritage, recreation facilities, and countryside, rather than the introduction of new large-scale visitor attractions unrelated to the area.

ET/12 TOURIST FACILITIES AND VISITOR ACCOMMODATION

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives limited by approach to development in the countryside developed in other policies.	RT1 & RT11	PPS7 para 34	P4/1	E13	Not included	Not applicable as issue not included in Preferred Options documents.	Not applicable as issue not included in Preferred Options documents.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options documents.

Justification for Policy Approach: To reflect requirements of other countryside policies and the plan's approach to tourism. Focusing new tourist accommodation into the larger villages allows access for visitors to the public transport network and local services, thus promoting the goals of sustainable development. In the countryside, holiday accommodation is a vital part of the rural economy, providing another means of farm diversification, and opportunity to reuse redundant rural buildings, but at the same time the countryside must be protected from inappropriate development. Developments permitted under this policy must be carefully controlled to ensure housing policies restricting development in the countryside are not compromised.

SERVICES AND FACILITIES OBJECTIVES – SF/a-b

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS44 – Preferred Approach	Land used for facilities will not be available for other uses, therefore negative impacts on land resource. Positive health benefits from recreational provision and policy is highly beneficial to townscape and services objectives because it protects and enhances open space amenity and recreational value.	General support with some minor alterations.

Actions Following Preferred Options Consultation: Develop the preferred approach into LDF policy, as modified. Change final bullet point: 'To ensure the proper provision and maintenance of open space AND SPORTS FACILITIES consistent with levels of planned residential development AND IDENTIFIED OPENSOURCE STANDARDS.' Where appropriate, ensure dual use policies refer to all types of school. Refer to role services and facilities play in providing local jobs, in reasoned justification. Change penultimate bullet point: 'To protect and enhance important areas of LOCAL AND STRATEGIC openspace for their recreation and amenity value, and create connectivity with EXISTING PUBLIC RIGHTS OF WAY AND the wider countryside.' When referring to services and facilities, ensure health and social care services are included. Amend 7th bullet to read: 'To meet the formal and informal sport and recreation needs of the District, including provision of high quality INDOOR AND OUTDOOR facilities.'

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.

SF/1 PROTECTION OF VILLAGE SERVICES AND FACILITIES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Protection of facilities required by government guidance and the Structure Plan. Alternatives limited to the detail of the criteria.	SH6	PPG7 para 7	P3/4	-	CS45 – Preferred Approach	Protects provision of services in villages and assists in retaining jobs. Positive economic effects.	Mixed representations; objections point out the conflict between this option and restricting development in villages.

Actions Following Preferred Options Consultation: Develop preferred approach into policy in the core strategy. Include a policy to provide appropriate protection for recreation facilities.

Justification for Policy Approach: Cambridgeshire Structure Plan 2003 Policy P3/4 requires local authorities to encourage the retention of village shopping facilities and key community facilities to support the vitality of rural communities. Village services and facilities perform a vital function in rural communities, particularly for the less mobile. Once a facility is lost, it may be lost forever, as alterations to the building make it difficult to restore to its previous use. Criteria were tested through recent local plan review. The Good Quality Public Transport test utilised elsewhere in the plan, and developed in the LTP.

SF/2 RETAIL HIERARCHY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Creation of a retail hierarchy is required. Alternatives are the classification of settlements, but Annex A of PPS6 provides detailed guidance.	SH1	PPS6 para 2.44	-	E10	CS46 - Preferred Approach	Will help preserve land resource by concentrating retail development in urban areas but may have negative impact on services and jobs by limiting the type and scale of development in smaller centres. Protection of the retail hierarchy may improve overall economic efficiency.	Some support, but also calls for amendments to be made for Cambourne and Cambridge East.
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Actions Following Preferred Options Consultation: Develop preferred approach into policy in the core strategy, as modified. In the retail hierarchy refer to Cambridge East as a district centre, and not all the urban extensions to Cambridge.

Justification for Policy Approach: Policy develops the retail hierarchy requirements of PPS6.

SF/3 APPLICATIONS FOR NEW RETAIL DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives limited by clear guidance in PPS6.	SH2	PPS6 para 3.3-3.27	-	E10	CS47 – Preferred Approach	Option will assist in reducing use of private car and therefore save on use of (non-renewable) fuels. Should also help reduce greenhouse emissions and other traffic-related pollutants. Benefits, too, for disadvantaged groups because of public transport provision.	A limited number of representations were received. One supported the general principle, whilst another sought a wider set of policy tests.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Incorporate text in LDF: 'EXCEPTIONALLY, IN NORTHSTOWE, THERE WILL BE A NEED FOR CONVENIENCE AND COMPARISON FLOORSPACE OF A SCALE WHICH IS EXCESS OF THESE THRESHOLDS AND WHICH ENSURES THAT THE TOWN IS SUSTAINABLE.'

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Policy reflects and provides details to operate approach set out in PPS6 on new retail development.

SF/4 RETAIL DEVELOPMENT ON LAND ALLOCATED FOR OTHER USES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative would be to not have such a policy, but this could be detrimental to implementing the strategy of the plan.	SH3	-	-	-	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Justification for Policy Approach: It is necessary to resist retail development on land allocated for other forms of development in the LDF where this would result in there being a shortage in the range and quality of sites available for that particular use, or the quantity of land required to meet Cambridgeshire Structure Plan 2003 requirements.

SF/5 RETAILING IN VILLAGES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Policy required by PPS6, and Structure Plan. Alternative approaches limited.	SH5&6	PS6 para 2.57, 2.60 - 2.64	P3/4	E10	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.							
Justification for Policy Approach: Village shops play a vital role in achieving sustainability in villages, reducing the need for residents to travel to meet everyday needs. In smaller villages they also play an important community function, supporting those who have difficulty travelling further afield, and forming a hub to village life. The policy supports provision of new shops and facilities of an appropriate scale to the village.							

SF/6 RETAILING IN THE COUNTRYSIDE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives on retail permitted in countryside limited by PPS6.	SH10	PPS7 para 14	-	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report							
Justification for Policy Approach: Sporadic development for retail uses in the countryside could result in unsustainable patterns of development, and could harm the vitality and viability of village centres. A policy is required to support rural diversification, but also protect the role of villages in providing services, and the retail hierarchy.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SF/7 PUBLIC ART AND NEW DEVELOPMENT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Provides sufficient flexibility at implementation not to require consideration of alternative approaches.	-	-	-	-	CS50 – Preferred Approach	Positive effects on townscape and open spaces via the private funding of public art and may possibly result in additional green space being provided (though this would depend on the implementation of the policy). Increased costs to developers will tend to hinder jobs and economic development, though the effect will be trivial in isolation from other costs.	General objections to the option as unrealistic

Actions Following Preferred Options Consultation: Use the preferred approach in developing the core strategy.

Justification for Policy Approach: Policy will enable public art to contribute to the quality of the built environment, and provides sufficient flexibility for negotiation at the planning application stage.

SF/8 TELECOMMUNICATIONS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

PPG8 creates specific requirements to be detailed in policy, thus limiting alternatives. Approach to mast sharing has potential alternatives, and preferred approach reflects best approach based on recent practical experience.	CS8	PPG8	P6/5	-	CS48 – Preferred Approach	Small but positive effects on the promotion of high tech jobs and research.	General support for the option.
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Actions Following Preferred Options Consultation: Use the preferred approach in developing the core strategy.

Justification for Policy Approach: Policy developed to protect a nationally important facility.

SF/9 UNDERGROUND PIPES, WIRES AND CABLES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific issue on best practice for sitting pipes wires and cables, with limited alternatives.	CS7	-	-	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Approach developed through local plan inquiry, and provides protection for the environment from such infrastructure.

SF/10 – LORD’S BRIDGE RADIO TELESCOPE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific requirement detailed in structure plan requiring a policy in the LDF.	-	-	-	-	CS49 – Preferred Approach	Small but positive effects on the promotion of high tech jobs and research.	General support for the option

Actions Following Preferred Options Consultation: Use the preferred approach in developing the core strategy.

Justification for Policy Approach: Policy developed to protect a nationally important facility.

SF/11 PROTECTION OF EXISTING RECREATION AREAS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives limited by clear guidance in PPG17.	RT7	PPG17 para 10	P4/3	C4	Not included.	Not applicable as issue not included in Preferred Options consultation.	Not applicable as issue not included in Preferred Options consultation.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options consultation.							
Justification for Policy Approach: Recreational facilities, including outdoor playspace, informal open space, and built recreation facilities, are of great significance to local communities. This is not only for the recreational amenity they offer, but also the impact open space has on the quality of the built and natural environment. PPG 17 requires their protection unless it can be demonstrated they are surplus to requirements.							

SF/12 OUTDOOR PLAYSACE, INFORMAL OPEN SPACE, AND NEW DEVELOPMENTS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Preferred approach is to operate no threshold. Alternative approaches are to operate a threshold. Recreation Study indicated this would worsen provision in villages, and that this option should not be considered.	RT7	PPG17 para 33	-	C4, C5	CS52 Preferred Approach	Option places additional demands on land resource but will improve green space, townscape and satisfaction with neighbourhoods. Access to recreation will be improved with concomitant health benefits and the proximity of recreational opportunity will reduce greenhouse gas emissions by reducing the need to travel. However it may limit the amount of land available for affordable housing in any given development and the additional costs to developers will impact economic objectives.	There was some support for the approach, but also concerns that developments should be required to provide for directly related needs.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. Require sheltered dwellings to contribute towards informal open space. Only family dwellings (of 2 bedrooms or more) should contribute to the children's play space element of the open space.

Justification for Policy Approach: New recreation facilities are required to meet the needs of new development where there is inadequate provision in terms of quantity and quality of open space. The scale of the requirement (set by the proposed standards, and detailed in a supplementary planning document) will relate directly in scale and kind to the development, whether this is 1 dwelling or 100. Costs and delays for small dwellings will be minimised, as a standard approach and cost formula will be developed through SPD.

SF/12 OPEN SPACE AND NEW DEVELOPMENTS - ON SITE PROVISION

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives are variations in the threshold. Preferred approach is that considered reasonable from experience in the district and NPFA playspace guidance.	-	PPG17 para 18	-	C4, C5	CS53 – Preferred Approach	Option places additional demands on land resource but will improve green space and townscape. Access to recreation will be improved with concomitant health benefits. However it may limit the amount of land available for affordable housing in any given development and the additional costs to developers will impact economic objectives.	Generally object to thresholds.

Actions Following Preferred Options Consultation: Develop the Preferred Approach into a policy in the Core Strategy

Justification for Policy Approach: Policy reflects preferred approach. The figure of 10 dwellings was chosen because of the amount of openspace it would be required to provide by the minimum open space standards. This space would be large enough to provide a playspace for young children. These spaces are the most crucial in terms of accessibility. Reducing the threshold would result in a requirement for even smaller spaces on site, which may cause some problems in the adoption process, particularly for some Parish Councils.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SF/13 OPEN SPACE STANDARDS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Recreation study (which was subject to consultation) lead to a preferred approach. Alternatives would not have the support of the study.	RT2	PPG 17 para 7	P6/1	C4, C5	CS51 – Preferred Approach	Option places additional demands on land resource but should have health benefits and may increase the amount of green space available to communities.	Mixed representations supporting and objecting for a number of reasons.
Actions Following Preferred Options Consultation: Develop preferred approach into LDF policy. Include policy to provide appropriate protection for recreation facilities. Amend definition of Strategic Openspace to reflect outcome of studies and sub-regional approach. Develop Reasoned Justification for policy, to establish a link to the Recreation Study.							
Justification for Policy Approach: The District Council has undertaken an audit assessment of need in order to guide local standards for provision and requirements from new developments. It investigates quantity and quality of provision, and how it is meeting local need, and utilises these assessments to create a local standard of provision. This has been subject to public consultation. It indicates that many South Cambridgeshire villages have insufficient outdoor play space, both in terms of quantity and quality, and what an appropriate openspace standard should be.							

STRATEGIC OPEN SPACE (paragraph 7.23)							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Strategic Open Space standards are being developed by Cambridgeshire County Council to cover the whole county. Implementation will be through the Planning Obligations DPD.	-	-	P4/2	C5	CS54 – Preferred Approach	Demands on land resource and negative impacts on economic objectives but may increase the amount of green space available. Should also assist in protecting habitats and species, while improving town and landscape.	Mixed representations, supports and objections to providing for other than the new development.
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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Refer to the Cambridgeshire Rights of Way Improvement Plan in the Area Action Plans.

Justification for Policy Approach: The growth taking place in the area necessitates additional provision in order to meet the needs of new developments. The requirement has been integrated with planning obligations policy, to be implemented through planning obligations DPD.

SF/14 THE RIVER CAM

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches would be to permit other types of development, or none at all. Approach developed through recent local plan inquiry. Restrictions important to reflect green belt and landscape policies detailed elsewhere in the plan.	RT13	-	-	-	Not included.	Not applicable as issue not included in the Preferred Options Report.	Not applicable as issue not included in the Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in the Preferred Options Report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: The waterways in South Cambridgeshire are a major recreation and tourism resource, and careful management is required to preserve the special qualities that attract users. Due to the sensitive environment, and the need to protect their setting, the policy strictly limits further development.

NATURAL ENVIRONMENT OBJECTIVES – NE a-j

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS60 – Preferred Approach	Protection of land resource militates against affordability by increasing land prices. Clearly very positive for protection / conservation of all kinds of natural resources and addressing climate change issues. <i>Following the initial appraisal the option has been amended to include a definition of 'climate proofing' that defines how new development will address climate change issues.</i>	General support, some minor alterations requested.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Also develop policies on habitat creation and renewable energy sources. Roll forward Local Plan policy ES1. Amend bullet 2 to read 'to protect and enhance the character and appearance of landscapes and natural heritage, including designated areas.' Include a criteria based policy on Developing Renewable Energy Sources. Amend CS63 to make it clearer that it is encouraging new development to reduce their CO2 emissions by a further 10% over that required by the Building Regulations.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/1 ENERGY EFFICIENCY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Government Guidance and the Structure Plan require policies that seek to improve energy efficiency in new developments. There is potential for alternative approaches on the level of energy efficiency improvements sought, but draft RSS14 provides guidance on a suitable and realistic requirement.	HG10	-	P1/3	ENV8	CS63 – Preferred Approach	Additional costs on developers could affect jobs and make houses more expensive. Positive impacts on consumption of non-renewables and on emissions of greenhouse gases.	Representations tend to point out this option is straying into building control.
Actions Following Preferred Options Consultation: CS63 set out the Preferred Approach for all new development to exceed by 10% the Building Regulations' standards in force at the time. There are a number of objections to this approach, including the Government Office on the basis that it should not seek to over-ride other legislation (Building Regulations). Policy amended to require developers to maximise energy efficiency through sustainable design and construction etc but to encourage developers to strive to achieve energy efficiency standards above minimum standards. Consistent with the policy in emerging RSS14.							
Justification for Policy Approach: Encouraging energy efficiency required by draft RSS and the Structure Plan. Building regulations are due to become more stringent on energy conservation, so encouragement for achieving standards above the minimum is appropriate.							

NE/2 RENEWABLE ENERGY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

The Structure Plan specifies key considerations. Alternatives could be based around the policy criteria, but are limited.	EN44	PPS22 para 6	P7/7	ENV 8	CS61 – Preferred Approach	Some potential to exploit renewables (i.e. large wind farms) being passed up – however this is obviously beneficial to landscape character. Change requested - should make clear that siting of wind farms takes account of migratory birds and rare species - Change rejected, issues covered by other policies, particularly development principles.	General support for the principles though many representations note the prescriptive nature of the option.
Actions Following Preferred Options Consultation: Develop preferred approach in to a policy in the Core Strategy. A criteria based policy on Developing Renewable Energy Sources in accordance with PPS22 is required. Amend text to read "encourage the development of renewable energy technologies." Amend text in Para 10.4 to reflect As a point of clarification, 20% CO2 reduction target by 2010 is not an aspiration, but a UK goal. 60% by 2050 is a UK Government aspiration.							
Justification for Policy Approach: A criteria-based policy following PPS22, to assess development proposals on a site by site basis. Given the commitment by Government and the District Council to reduce the use of fossil fuels, opportunities to increase the proportion of energy, especially electricity, generated from renewable sources will be permitted unless there is clear adverse impact on the environment or amenity of the area.							

NE/3 RENEWABLE ENERGY TECHNOLOGIES IN NEW DEVELOPMENTS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

<p>Alternatives exist on the level of the threshold, and the scale of development to which it applies. Draft RSS provides a clear steer for a preferred approach to the requirement.</p>	EN44	PPS22 para 8	P1/3	ENV8	<p>CS62 – Preferred Approach</p>	<p>Some loss of land resource and related effects on availability of land for affordable housing. Additional costs on developers could affect jobs. Inclusion of renewables in new developments likely to boost this economic sector in the Cambridge area over time and assist in limiting emissions of greenhouse gases.</p> <p>Change made - Following the initial appraisal the option has been amended to include a statement that All development would be required to demonstrate that it would achieve a high degree of measures to increase the energy efficiency of new and converted buildings through location, layout, aspect, internal design and the use of improved insulation. The standard for new or substantially demolished buildings should be a further reduction of 10% in the amount of CO2 m2/year emitted compared to the minimum Building Regulation requirement when calculated by the Elemental Method in the current building regulations for a notional building of the same size and shape as that proposed</p>	<p>Mixed representations, support for the principle as well as objections on a number of issues.</p>
<p>Actions Following Preferred Options Consultation: Develop preferred approach into policy in Core Strategy, as modified. Amend the threshold to 1,000sq m or 10 dwellings. Add the 10% renewable energy target to the monitoring section. Include a criteria based policy on Developing Renewable Energy Sources in accordance with PPS22.</p>							
<p>Justification for Policy Approach: The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. The approach in this policy would therefore be consistent.</p>							

<p>NE/4 LANDSCAPE CHARACTER AREAS</p>							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

A specific structure plan requirement. There are no alternatives.	EN/1	-	P7/4	ENV2	CS64 – Preferred Approach	Protection offered to landscape and also, indirectly, to archaeological and heritage sites.	General support for the principles though representations express concerns that the development in the district will not meet the principles.
Actions Following Preferred Options Consultation: Develop preferred approach in to policy in Core Strategy, as modified. In the "Historic Landscapes" section of Chapter 12 of the Core Strategy DPD, add the following sentence to paragraph 12.4: "The Cambridgeshire Historic Landscape Characterisation database, developed by the County Council, provides a valuable tool in defining the evolution of the landscape and in identifying historic landscapes. Regard will be had to the database in determining whether proposals would have an adverse impact on historic landscapes."							
Justification for Policy Approach: Over the years many features of local character and distinctiveness have been lost as a result of changing practices in land management and through development. The policy will help to retain the remaining elements of local distinctiveness, and, where possible, to add or restore them.							

NE/5 COUNTRYSIDE ENHANCEMENT AREAS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
A specific structure plan requirement. There are no alternatives.	-	-	P7/3	ENV2	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.							
Justification for Policy Approach: Structure Plan Policy P7/3 requires District Councils to identify Countryside Enhancement Areas. Countryside Enhancement Areas are areas that have potential for undisturbed enjoyment of the countryside and for their landscapes and habitats to be significantly enhanced. Major improvements to biodiversity and countryside access can be concentrated in these areas with the greatest chance of multiple benefits.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/6 BIODIVERSITY							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect biodiversity, with limited scope for alternative approaches.	EN12	PPG9/Draft PPS9	P7/2	ENV3	CS66 - Preferred Approach	Assessed as having limited, but positive, impact on biodiversity as it stands. Presumably the Supplementary Planning Document referred to in the option will correct this.	General support for the option.
Actions Following Preferred Options Consultation: Develop preferred approach into policy in Core Strategy.							
Justification for Policy Approach: The policy is in accordance with species protection legislation and to Biodiversity Action Plan targets, and ensures that any harm to a species or its habitat is weighed against the benefit of a development proposal.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/7 SITES OF BIODIVERSITY IMPORTANCE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect sites of biodiversity importance, with limited scope for alternative approaches.	EN9	PPG9 para 24	P7/2	ENV3	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.							
Justification for Policy Approach: PPG9 provides for the tiered protection of designated sites of international, national and local importance, and requires their inclusion in development plans.							

NE/8 NATURAL AREAS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy on natural areas, with limited scope for alternative approaches.	EN8	-	P7/2	ENV3	CS65 – Preferred Approach	Protection offered to species and habitats promotes biodiversity but necessarily limits land available for other forms of development.	General support for the option

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop preferred approach into policy in core strategy.

Justification for Policy Approach: Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land-use and culture. These attributes combine to give an area its distinctive biodiversity. The Natural Area concept acknowledges that biodiversity does not recognise administrative boundaries nor does it classify species according to whether they are rare or common. Natural Areas therefore provide scope for the rare and unusual to be conserved alongside the widespread and typical, thus contributing to the overall concept of biodiversity conservation. South Cambridgeshire is covered by parts of six different Natural Areas.

NE/9 REGIONALLY IMPORTANT GEOLOGICAL / GEOMORPHOLOGICAL SITES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect important geological sites, with limited scope for alternative approaches.	EN9	PPG9 / draft PPS9	-	ENV3	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Although there are currently no Regionally Important Geological / Geomorphological Sites in South Cambridgeshire (RIGS), it is possible that one or more could be designated during the lifetime of the plan. Such sites have important geological or geomorphological features but are not significant enough to be designated as a SSSI, which has to be of national importance. Any site designated as a RIGS will be protected by this policy.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/10 GROUNDWATER							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect ground water, with limited scope for alternative approaches.	CS4	PPS23 Annex A	P7/8	ENV9	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Groundwater resources are critical to the public water supply in South Cambridgeshire. The chalk aquifer to the south and east of Cambridge is an important strategic resource and the principal source for the Cambridge Water Company. It is highly vulnerable to any development which could pollute it or prevent it from re-charging.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/11 WATER AND DRAINAGE INFRASTRUCTURE							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to require drainage infrastructure, with limited scope for alternative approaches.	CS2	PPS23 Annex A	-	ENV9	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Most developments require a water supply and adequate arrangements for the disposal of foul and surface water. Where there is an inadequate water supply, sewerage, or drainage system, there is a potential risk to public health which would justify the imposition of planning conditions on a planning permission.							

NE/12 FOUL DRAINAGE - ALTERNATIVE DRAINAGE SYSTEMS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to require drainage infrastructure, with limited scope for alternative approaches.	CS3	PPS23 Annex A	-	ENV9	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Development in the countryside, normally being development for agricultural purposes, including slurry from large agricultural installations may be unacceptable if untreated effluent could enter local watercourses and the wider water environment. It will therefore be essential for such developments to provide plant which will treat their effluent if connection to the public sewer is not feasible.

NE/13 FLOOD RISK

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Approach dictated in PPG25, limiting scope for alternatives.	CS5	PPG25 para 51-56	P1/2	SS14	CS68 - Preferred Approach	Refusal to permit development in flood plains will reduce vulnerability to climate change and may preserve best quality agricultural land indirectly. Affordable housing objective impacted negatively however.	Mixed representations with both supports and objects. Some minor changes requested.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. In particular revise policy to include reference to a risk based approach, based on a sequential approach to development, utilising flood zones information, to better reflect PPG25. Include reference to the role of flooding and floodplains in fostering biodiversity in the Biodiversity Action Plan. Amend title of Chapter 11 to "Protecting South Cambridgeshire's Landscapes and Biodiversity". Revise policy to include reference to a risk based approach, based on a sequential approach to development, utilising flood zones information. Ensure the LDF reflects the river catchment area approach detailed in PPG25. Amend second bullet point to state 'Increase of flood risk in other areas due to additional water run-off.' Including the need to consider flooding on a catchment basis not just within the floodplain.

Justification for Policy Approach: PPG25 requires development plans to include policies which restrict development in flood areas. Development can also potentially exacerbate the problems of flooding in other areas by causing increased runoff from impermeable surfaces.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/14 SUSTAINABLE DRAINAGE SYSTEMS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Seeking SUDS is a requirement of government guidance and the Structure Plan, alternatives limited by scope of planning system to make it an absolute requirement.	EN45	PPG25 para 42	P6/4	ENV9	CS69 - Preferred Approach	Option performs well from the point of view of species, habitats, landscape and sustainable water consumption. It also saves energy and promotes investment in drainage infrastructure. It will increase development costs, however. Sustainable drainage also uses significant areas of land that cannot then be used for other purposes and there is a pollution risk since runoff / spillages is deposited directly into the environment.	Mixed representations with both supports and objects. Some minor changes requested, concern about increased pressures put on developers.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Amend references to "Sustainable Urban Drainage Systems" to "Sustainable Drainage Systems". Cross refer to policy on water conservation in the Sustainable Development policy. Cross refer to Environment Agency policy on sustainable drainage systems. That the Preferred Approach for sustainable drainage systems (CS69) would be to seek such systems only where they are practicable. Policy should specify that the design of sustainable drains should be for ease of maintenance.							
Justification for Policy Approach: It is preferable to manage surface water runoff through the use of sustainable drainage systems (SuDS) as they provide biodiversity and aesthetic benefits.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/15 WATER CONSERVATION							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policies seeking water conservation required by government guidance and the Structure Plan. Scope for alternatives in implementation, but policy framed flexibly to be considered on a site by site basis.	-	PPS1 para 22	P1/3	ENV9	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: The importance of water resources in the area was highlighted through the Sustainability Appraisal of the LDF. There are a number of ways water conservation can be achieved, and the policy offers a degree of flexibility on the exact methods used. Large developments, or cumulatively large developments, incorporating such measures could potentially reduce surface water run-off and therefore reduce levels in water courses and water tables, and have an impact on biodiversity. A balance must be achieved between management of water recycling and ensuring no adverse impact on the water environment and biodiversity.							

NE/16 HAZARDOUS INSTALLATIONS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy requirement of other legislation.	CS6	PPS23 annex A	P7/8	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Hazardous installations, notifiable pipelines and licensed explosive sites are installations handling or storing hazardous materials. The siting of installations handling hazardous substances are subject to planning controls aimed at keeping them separate from housing and other land uses with which such installations might be incompatible from the safety viewpoint.

NE/17 LIGHTING PROPOSALS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to control light pollution, with limited scope for alternative approaches.	ES2 & ES3	PPS23 annex A	P7/8	SS16	CS70 - Preferred Approach	Approach has positive implications for safety and security. Appears to rate these factors above light pollution and saving energy.	Mixed representations, some minor changes requested.

Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: Artificial lighting is essential for reasons of safety and security. In some cases it can also add to the amenity of the built environment by highlighting buildings and open spaces of character. However, insensitive lighting can cause what is termed as light pollution. South Cambridgeshire, as a predominantly rural area, is sensitive to light pollution through sky glow which can affect the tranquillity of the countryside. Light pollution can have a negative impact upon biodiversity by affecting the normal diurnal patterns of plants and animals. A policy is therefore required to control development proposals which include external lighting.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/18 NOISE POLLUTION							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to control noise pollution, with limited scope for alternative approaches.	ES6, ES7 & ES8	PPG24 para 3 – 7	P7/8	SS16	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Planning Policy Guidance Note 24 paragraph 5 requires development plans to include policies which ensure noise sensitive developments are located away from existing sources of significant noise, and that potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

NE/19 EMISSIONS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to control air pollution, with limited scope for alternative approaches.	ES4	PPS23 annex A	P7/8	ENV7	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Air pollutants (including odour) have been shown to have adverse effects on health and the environment. Emissions arising from any development including indirect emissions such as those attributable to associated traffic generation must therefore be considered in determining planning applications.							

NE/20 LAND CONTAMINATION							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Specific policy to control land contamination, with limited scope for alternative approaches.	ES1	PPS23 annex A	P7/8	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Contamination of land may threaten public health and safety, the environment, the built environment and economic activities through its impact on the users of the land, and neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plans and the decisions on planning applications.							

NE/21 PROTECTING HIGH QUALITY AGRICULTURAL LAND							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect high grade agricultural land, with limited scope for alternative approaches.	GB5 & RT1	PPS23 annex A	P1/2	ENV6	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Grades 1, 2 and 3a are the grades which comprise the best and most versatile land which is a national resource; this land is flexible and the most productive and efficient for agriculture.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

CULTURAL HERITAGE OBJECTIVES CH/A-E							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS71 - Preferred Approach	The objectives are acceptable in terms of their primary focus of protecting historic sites and buildings.	General support for the option.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Amend the first bullet point of CS71 to read "to protect historic landscapes and rights of way" Amend wording of second bullet point to read "to protect, preserve and enhance the archaeological heritage".							
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.							

CH/1 HISTORIC LANDSCAPES							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect historic landscapes, required by government guidance and the Structure plan, with limited scope for alternative approaches.	EN4	PPG15 para 2.24	P1/2	ENV5	CS72 - Preferred Approach	Acceptable in terms of protecting and enhancing historic sites and townscape.	General support for the option.

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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Policies, as modified. Add the following sentence to paragraph 12.4 "The Cambridgeshire Historic Landscape database, developed by the County Council, provides a valuable tool in defining the evolution of landscape and in identifying historic landscapes. Regard will be had to the database in determining whether proposals would have an adverse impact on historic landscapes." Include guidance on ancient trees and woodlands in the Supplementary Planning Document addressing parks and gardens.

Justification for Policy Approach: Historic landscapes are particularly valuable in South Cambridgeshire where they add interest and variety to an intensively farmed countryside. Not all historic features are statutorily protected, the policy therefore provides scope to consider other features of historic importance.

CH/2 ARCHAEOLOGICAL SITES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect archaeology, required by government guidance and the Structure plan, with limited scope for alternative approaches.	EN15 & EN16	PPG16 para 15	P1/2	-	CS73 - Preferred Approach	Acceptable.	General support for the option, though many minor changes requested.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy, as modified. In paragraph 12.9 replace "Prospective developers should contact the County Council's Archaeological Unit" with "Prospective developers should contact the County Council's Archaeological Officer". Reword the last sentence of paragraph 12.6 to read "Only where the development clearly outweighs the need for in-situ preservation, and it is clearly demonstrated that in-situ preservation is not feasible, would it be acceptable to preserve by excavation and recording of finds." Replace first sentence of paragraph 12.9 to read "The Cambridgeshire Historic Environment Record, held by the County Council, gives information on archaeological sites and monuments". Amend wording of CS73 in policy to read "Where it is deemed that there is archaeological potential, the developer would be required to commission an archaeological evaluation to define the locations, extent, character, condition, significance and quality of any remains. This would include an assessment of the impact of the development on the resource and enable an informed judgement to be made on appropriate mitigation strategies."							
Justification for Policy Approach: Archaeological remains are an important, although often hidden, part of our heritage. They are finite and non-renewable. As well as having historic value in their own right they are important for education, leisure and tourism. Government policy favours the retention of important remains in-situ. Only where the development clearly outweighs the need for in-situ preservation, and it is clearly demonstrated that in-situ preservation is not feasible, would it be acceptable to preserve by excavation and recording of finds.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

CH/3 LISTED BUILDINGS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to Listed buildings, required by government guidance and the Structure plan, with limited scope for alternative approaches.	EN17-27	PPG15 para 2.8	P1/2 P7/6	ENV5	CS74 - Preferred Approach	Acceptable in terms of protecting and enhancing historic sites and townscape.	General support for the option.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.							
Justification for Policy Approach: Listed Buildings represent a heritage of national importance, and PPG15 requires controls over their demolition, renovation, alteration or expansion.							

CH/4 DEVELOPMENT WITHIN THE CURTILAGE OR SETTING OF A LISTED BUILDING

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to Listed buildings, with limited scope for alternative approaches.	EN28	PPG15 para 2.16	P1/2 P7/6	ENV5	CS74 - Preferred Approach	Acceptable in terms of protecting and enhancing historic sites and townscape.	General support for the option.

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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: PPG15 requires authorities to have regard to the setting of listed buildings when considering planning applications. This is reflected in the policy.

CH/5 CONSERVATION AREAS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to protect conservation areas, required by government guidance and the Structure plan, with limited scope for alternative approaches.	EN29-38	PPG15 para 4.9	P1/2 P7/6	ENV5	CS75 - Preferred Approach	Acceptable in terms of directly protecting and enhancing historic sites and townscape.	General support for the option, some changes to Conservation Area boundaries requested.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Include guidance in SPD relating to traffic movements in Conservation Areas. Consider whether it is necessary to adopt detailed appraisals of Conservation Areas as SPD. Refer proposed change to Whittlesford Conservation Area to Conservation section. Refer representation to the Conservation Section.							
Justification for Policy Approach: Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. It also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of preserving or enhancing its character and appearance. In South Cambridgeshire there are now around 80 Conservation Areas which make a very significant contribution to the attractiveness of the District.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

CH/6 PROTECTED VILLAGE AMENITY AREAS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the nature of protection provided, and which sites are identified. Sites and nature of protection recently tested through local plan review.	SE10	PPG17 para 11	P1/2	ENV1	CS76 - Preferred Approach	Acceptable.	General support for the option, some changes to PVAA boundaries requested.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Amend PVAA designations as detailed. Include land at Magna Close Great Abington as a PVAA.							
Justification for Policy Approach: Protected Village Amenity Areas (PVAAs) are important to the amenity and character of villages and should be protected for their own sake.							

CH/7 IMPORTANT COUNTRYSIDE FRONTAGES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the nature of protection provided, and which sites are identified. Sites and nature of protection recently tested through local plan review.	SE11	PPS1 para 17	P1/2	SS16	CS77 - Preferred Approach	Acceptable.	General support for the option, some requests for reassessment of individual (or all) ICFs.

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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: In many places land with a strong countryside character penetrates or sweeps into South Cambridgeshire's villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open countryside beyond should be kept open and free from development.

CH/8 ADVERTISEMENTS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to control advertising, required by government guidance and the Structure plan, with limited scope for alternative approaches.	EN39 & EN40	PPG15 para 4.31 - 4.37; PPG19 para 17	P1/3	SS16	Not included.	Not applicable as issue not included in the Preferred Option report.	Not applicable as issue not included in the Preferred Option report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in the Preferred Option report.

Justification for Policy Approach: Advertisements can greatly influence the appearance of an area. A balance has to be made between commercial needs and the protection of the environment.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

CH/9 SHOP FRONTS							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific policy to control shop fronts, required by government guidance, with limited scope for alternative approaches.	SH8	PPG19 para 17	P1/3	SS16	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: A policy is required in order that development respects the existing street and village character.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

TRAVEL OBJECTIVES TR/A-M							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Limited by requirements of other plans and programmes, the vision and strategy for the District.	-	-	-	-	CS78 - Preferred Approach	Supports modal shift and reduction of greenhouse gas emissions. Positive in terms of landscape, habitats and also reducing inequalities. Should also promote health benefits and may deliver economic benefits, too. The option will reduce consumption on non-renewable fuels but will require aggregates to construct road and rail improvements.	General support, though many minor changes requested.
Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Also roll forward Local Plan 2004 Policy TP3. Add a new policy safeguarding land for Chesterton Station/Interchange. Amend bullet 4th bullet to read "To promote the use of more sustainable modes of travel such as public transport, community transport, walking and cycling..." Change references to "footpaths" to "Rights of Way". Improving Rights of Way should be addressed in a separate policy on Walking and Cycling. Add text to explain "all" at bullet 9 refers to all people, and includes equestrians. Roll forward Local Plan 2004 Policy TP3. Remove "adequate" from 5th bullet point. Define HQPT and GQPT in the Glossary. Add text to explain "all" at bullet 9 refers to all people, and includes motorcyclists. Amend bullet 5 to read "To promote sustainable travel by ensuring new development takes place in locations with, or has the potential for good accessibility by non-car modes..." Amend bullet 6 to read "To minimise the amount of car parking provided in new developments, compatible with its location AND MAXIMUM PARKING STANDARDS, to reduce the over-reliance on the car."							
Justification for Policy Approach: Plan Objectives are developed to reflect the vision, strategy, requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

TR/1 PLANNING FOR MORE SUSTAINABLE TRAVEL

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement to reduce the need to travel, particularly by private car in government guidance and the Structure Plan. Options exist on how to address this. Policy is all encompassing and addresses all modes.	TP1	PPG13	P8/1	T1	CS79 - Preferred Approach	Option is likely to deliver significant reductions in greenhouse gases and improvements in health. It also promotes investment in transport infrastructure, possibly including green spaces for cycling and pedestrians.	General support, though many minor changes requested, including to include a policy on walking.

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Include a separate policy on Walking and Cycling. Include a separate policy on Walking and Cycling to address these issues. Add text to highlight the importance of partnership working to achieve the Travel Objectives.

Justification for Policy Approach: In accordance with national travel objectives, policies in the Structure Plan Movement and Access chapter, and the Local Transport Plan, seek to reduce the need to travel and enable more sustainable travel. At the local level, there is a need to ensure development is located such to minimise distances to travel to facilities and services, and that adequate quality infrastructure is provided for all modes to integrate with that which already exists. Such infrastructure provision should be integrated into the design of new development.

TR/2 CAR AND CYCLE PARKING STANDARDS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Government guidance requires maximum standards to be set. Options exist on level of standards. Standards were recently tested through the Local Plan 2004 Inquiry process.	Appendix 7/1	PPG3 PPG13	P8/5	T16	CS80 - Preferred Approach	Restriction of car parking should discourage car use and thereby reduce emissions of greenhouse gases.	Mixed some supports, some objections as to it being too rigid.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: Structure Plan Policy P8/5 requires car parking standards to be set as maximum standards, and not exceed those in revised PPG13. In addition, Structure Plan Policy P8/8 is a requirement for the provision of adequate cycle facility provision, including cycle parking.

TR/3 MITIGATING TRAVEL IMPACT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Requirement for development to mitigate its impact to avoid exacerbating existing congested conditions is set out in the Structure Plan. Options exist on how to address the impacts. The approach has been developed and tested.	-	PPG13	P8/2 P8/3	T1	CS81 - Preferred Approach	Option will have significant positive effects on greenhouse gas emissions and investment in infra structure; should also deliver service improvements. Change made - Option has been changed following the appraisal to clarify the provisions in certain respects.	Mixed representations, some point out this conflicts with circular 1/97.

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, as modified. Delete "wherever possible". Add text referring to the tests contained in Circular 1/97.

Justification for Policy Approach: The policy reflects the requirement for development to mitigate its impact to avoid exacerbating existing congested conditions set out in the Structure Plan.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

TR/4 CYCLING AND WALKING PROVISION (Analysis addresses Preferred Option CS82. Alternative Option CS83, and Rejected Option CS84 in turn)

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Support for improved cycle provision is required by other plans. Alternatives exist to how it is implemented.	Para 7.39	PPG13 para. 79	P8/10	-	CS82 - Preferred Option	Clear benefits to health and increasing contribution to the reduction of greenhouse gas emissions.	General support for CS82; some changes to the wording sought.
Support for improved cycle provision is required by other plans. Alternatives exist to how it is implemented.	Para 7.39	PPG13 para. 79	P8/10	-	CS83- Alternative Option	Clear benefits to health and contribution to reducing greenhouse emissions. The option may have safety benefits over CS82 by prioritising school routes.	General support for CS82; some changes to the wording sought.
Support for improved cycle provision is required by other plans. Alternatives exist to how it is implemented.	Para 7.39	PPG13 para. 79	P8/10	-	CS84 – Rejected Option	Clear benefits to health and increasing contribution to the reduction of greenhouse gas emissions. This option may have benefits over CS82 in terms of opportunities to see wildlife.	General support for CS82; some changes to the wording sought.

Actions Following Preferred Options Consultation: Develop Preferred Option CS82 into a policy in the Core Strategy. Ensure there are references to healthy lifestyle in the Recreation Chapter. Change references to "cycleway provision" to "cycle provision".

Justification for Policy Approach: Preferred Option CS82 developed into policy. Safer Routes to School, whilst contributing to the overall aims of improving cycle infrastructure, is already delivered from a separate pot of money. Given that SRtS already has funding from an alternative source, it is considered that prioritising the connection of villages with wider facilities and services (which may also include schools) would supplement SRtS and benefit a wider population.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

TR/5 RAIL FREIGHT INTERCHANGES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
None.	TP4	-	P8/11	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Rail has an important role in the movement of freight. There is a general acceptance that the transfer of freight from road to rail will provide significant environmental improvement and will help to develop sustainable distribution. Whilst only two of the rail freight sites in the District are in operation, the remaining three are maintained. As with bus services, new and upgraded existing facilities can help make the railway more attractive to potential users. It is therefore important to retain and safeguard existing rail freight facilities within the District.

TR/6 EASTERN RAPID TRANSIT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
None.	-	-	-	-	CE42 - Preferred Approach	Acceptable.	Some support, but also concerns about the impact on the route.

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Actions Following Preferred Options Consultation: Pursue preferred approach. Add a statement concerning the need to minimise and mitigate the environmental impacts of the public transport routes.

Justification for Policy Approach: The Structure Plan proposes redevelopment of Cambridge Airport for housing if the existing occupier were to relocate. Land north of Newmarket Road is also proposed for development. The scale of development proposed in Cambridge East would generate significant traffic movements in the area. To address this, Structure Plan Policy P9/9 proposes a Rapid Transit link from this area into the city.

TR/7 AVIATION-RELATED DEVELOPMENT PROPOSALS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
There are no significant alternatives, as the policy creates a suitable framework for assessing proposals.	TP8	-	-	-	CS87 - Preferred Approach	Some negative impacts on economic objectives and service provision because land might be used for energy generation instead. May have positive effects on greenhouse gas emissions and use of renewable energy (increased energy production from renewables and fewer journeys by air).	General support though the policy should be written more clearly.

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy, but revisit Local Plan policy TP8 to clarify and ensure self-explanatory.

Justification for Policy Approach: South Cambridgeshire has a long association with flying and there are a number of established aerodromes and smaller airfields in the District. Airfields can, however, raise environmental issues, which need careful consideration to balance the different interests that can be in conflict. In particular, noise resulting from flying activities has been a source of complaints in the past and is still a very sensitive issue in some areas of the District. The policy provides a flexible framework within which any individual proposal can be considered in the light of all the particular local circumstances.

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<u>SP/1 HOUSING ALLOCATIONS IN RURAL AREAS</u>							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	HG3, HG4, HG5 & HG6	-	-	-	CS20 - Preferred Approach	Acceptable.	Generally object, the allocations should be reviewed and new allocations made.
Actions Following Preferred Options Consultation: Develop preferred approach into a policy in the Core Strategy. Also include housing allocations from Local Plan 2004 that have the benefit of planning permission, subject to any material changes in circumstances. This will provide a context if future applications are required, and an approach consistent with the employment land allocations.							
Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.							

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SP/1 (1.) IMPINGTON - NORTH OF IMPINGTON LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Impington 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the site; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006. At time of writing an outline planning application had been submitted for the site.

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SP/1 (2.) SAWSTON - LAND AT PORTOBELLO ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Impington 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (3.) MELBOURNE – DOLPHIN LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Melbourn 3	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006. At time of writing an outline planning application had been submitted for the site.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (4.) WATERBEACH - NORTH OF BANNOLD ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Waterbeach 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006. At time of writing an outline planning application had been submitted for the site.

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SP/1 (5.) WILLINGHAM - SOUTH OF BERRYCROFT AND EAST OF BALLAND FIELD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Willingham 1, Willingham 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (6.) WILLINGHAM - LAND WEST OF HIGH STREET AND NORTH OF OVER ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Willingham 1, Willingham 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006. At time of writing an outline planning application had been submitted for the site.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (7.) BASSINGBOURN NORTH OF HIGH STREET

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Bassingbo urn 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (8.) HIGHFIELDS CALDECOTE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Caldecote 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (9.) COMBERTON - EAST OF SWAYNES LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Comberton 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS)

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (10.) FOWLMERE – EAST OF LONG LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Fowlmere 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (11.) GIRTON – NORTH OF THORNTON ROAD							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Girton 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).
Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).							
Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (12.) GULDEN MORDEN - LAND AT CHURCH LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Gulden Morden 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (13.) LONGSTANTON - NORTH OF OVER ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Longstanton 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (14.) MELDRETH - NORTH OF CHISWICK END

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Meldreth 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (15.) OAKINGTON - NORTH OF COLES LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Oakington 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (16.) OAKINGTON - SOUTH OF WATER LANE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Oakington 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (17.) OVER - NORTH OF CHAPMANS WAY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Over 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (18.) PAPWORTH EVERARD - EAST OF ERMINE STREET SOUTH

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Papworth Everard 4, Papworth Everard 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (19.) PAPWORTH EVERARD WEST OF ERMINE STREET NORTH

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Papworth Everard 3, Papworth Everard 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (20.) PAPWORTH EVERARD WEST OF ERMINE STREET SOUTH

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Papworth Everard 3, Papworth Everard 2	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (21.) STEEPLE MORDEN NORTH OF ASHWELL ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Steeple Morden 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/1 (22.) HEATHFIELD - WEST OF KINGSWAY AND WOBURN PLACE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Sites form important element of land supply upto 2006, and have been recently tested through Local Plan inquiry.	Heathfield 1	-	-	-	The site is not specifically addressed; however Preferred Approach CS20 proposes rolling forward the housing allocations from Local Plan 2004.	No option specifically relates to the sit; however sustainability appraisal found Preferred Approach CS20 to be acceptable (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).	No option specifically relates to site. Objections to Preferred Approach CS20 generally suggesting that allocations should be reviewed and new allocations made (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Actions Following Preferred Options Consultation: Roll forward the allocation into the Core Strategy as part of policy SP/1. (also see table SP/1 HOUSING ALLOCATIONS IN THE LOCAL PLAN 2004).

Justification for Policy Approach: A small number of outstanding village housing allocations from Local Plan 2004 are carried forward into the Local Development Framework. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/2 CAMBRIDGE NORTHERN FRINGE WEST

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Site already removed from green belt, and identified for predominantly housing development in Local Plan 2004, and policy subject to scrutiny through Local Plan Inquiry. Meets search sequence in Structure Plan Policy P1/1 and provides an important element for early delivery of housing.	CNF1	-	-	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Justification for Policy Approach: This site offers a major opportunity for a sustainable housing-led mixed-use urban extension to Cambridge. Housing provision on this site will contribute towards the edge of Cambridge element of housing land supply. The site was originally allocated in the Local Plan 2004. There is a reasonable prospect that development of the site will be well advanced by 2006, but may go beyond, thus requiring a policy context in the Local Development Framework

SP/3 CHESTERTON SIDINGS

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Site already removed from green belt, and identified for development in Local Plan 2004, and policy subject to scrutiny through Local Plan Inquiry. Meets search sequence in Structure Plan Policy P1/1. Allocated for a railway station in structure plan.	CNF2	-	P9/9, P8/10	-	CS86 - Preferred Approach	Reuse of brownfield land and improved public transport provision but the option is only to safeguard land.	General support, a few minor alterations requested.
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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy.

Justification for Policy Approach: Structure Plan Policy P8/10 and the Local Transport Plan propose the development of a rail station and interchange facility at Chesterton Sidings to provide a high quality interchange between all modes, including Rapid Transit. This forms part of a wider redevelopment area with land in Cambridge City.

SP/4 ALLOCATIONS FOR CLASS B1 EMPLOYMENT USES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist to deallocate certain sites. Additional sites not required for land supply reasons and the Structure Plan employment strategy. Remaining sites have been recently tested through Local Plan inquiry, form an important part of the strategy for the rural area, and mostly are already the subject of planning permission.	-EM1, Longstanton 2 & Pampisford 1	PPG4 para 6	-	-	CS40 - Preferred Approach	Acceptable - we understand that community and transport improvements required to make developments more sustainable will be secured through other policies.	General support for the option.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.

Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy.

SP/4 (1.) LONGSTANTON, NORTH OF HATTONS ROAD UP TO THE PROPOSED BYPASS.

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS	EM1, Longstanton 2	-	-	-	CS40 – Preferred Approach	Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS	Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS

Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.

Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy. Planning permission has been granted on the site.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/4 (2.) PAMPISFORD, WEST OF EASTERN COUNTIES LEATHER, LONDON ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS.	EM1, Pampisford 1	-	-	-	CS40 – Preferred Approach	Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS.	Refer to table addressing SP/4 EXISTING EMPLOYMENT ALLOCATIONS

Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.

Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy. Planning permission has been granted on part of the site.

SP/5 ALLOCATIONS FOR CLASS B1 AND B2 EMPLOYMENT USES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives exist to deallocate certain sites. Additional sites not required for land supply reasons and the Structure Plan employment strategy. Remaining sites have been recently tested through Local Plan inquiry, form an important part of the strategy for the rural area, and mostly are already the subject of planning permission.	-EM2, Gamlingay 2, Over 2 & Papworth Everard 4	PPG4 para 6	-	-	CS40 - Preferred Approach	Acceptable - we understand that community and transport improvements required to make developments more sustainable will be secured through other policies.	General support for the option.
Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.							
Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy.							

SP/5 (1.) GAMLINGAY, SOUTH OF STATION ROAD

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	EM2, Gamlingay 2	-	-	-	CS40 - Preferred Approach	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS
Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy.

SP/5 (2.) OVER, NORMAN WAY (RESIDUE)

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	EM2, Over 2	-	-	-	CS40 - Preferred Approach	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS

Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.

Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy. Planning permission has been granted on the site.

SP/5 (3.) PAPWORTH EVERARD, ERMINE STREET SOUTH

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	EM2, Papworth Everard 4	-	-	-	CS40 - Preferred Approach	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS.	Refer to table addressing SP/5 EXISTING EMPLOYMENT ALLOCATIONS
<p>Actions Following Preferred Options Consultation: Carry forward Local Plan 2004 employment allocations, but include those that already have the benefit of planning permission but have yet to be developed.</p>							
<p>Justification for Policy Approach: A number of employment allocations have been established through previous local plans. They offer opportunities to provide local employment opportunities, contributing to reducing commuting into Cambridge and making areas of the District less dormitory. Where there is a realistic prospect of them coming forward they are rolled forward in the Local Development Framework to complete the Local Plan 2004 employment strategy.</p>							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/6 WEST OF ST MARY'S CHURCH, GAMLINGAY

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Specific requirement for facility in the village of Gamlingay. Potential exists for alternative sites, however location relative to church and local support indicates this site should be a preferred approach.	-	-	-	-	CS59 - Preferred Approach	Will use up land resource – potentially an increase in green space.	General support, some representations point out that similar options do not detail allocations of community facilities across the district.

Actions Following Preferred Options Consultation: The preferred approach should be carried forward into the submission DPD.

Justification for Policy Approach: The site was selected in consultation with statutory bodies, in order to best meet the purposes it is needed for. The location is close to the church and existing graveyard. Potential negative impacts can be considered, and where possible mitigated, through any planning application.

SP/7 ALLOCATIONS FOR OPEN SPACE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives on whether sites are allocated, and their location. Sites tested through recent Local Plan Inquiry. Also continued allocation justified by Recreation Study.	Over 3, Over 4, Stapleford 1, Longstant on 3 & Swavesey 1	PPG17 para 24	-	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.
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Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Justification for Policy Approach: These sites were allocated in the Local Plan 2004. The Recreation Study 2004 indicates that the villages are below the Council's minimum standard for open space, and need exists for additional facilities. Their continued allocation to meet this shortfall is therefore justified. In addition, the Primary School at Over occupies a cramped site without playingfields, and the allocation offers the opportunity to remodel the site.

SP/8 CHARACTER OF VILLAGE CENTRES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the content of the policy and areas covered. Village centres identified are unique in character. Policy also recently tested through Local Plan Review.	Great Shelford 2 & Histon 2	-	-	-	Not included	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: These village centres have a number of shops with associated uses and offices, which can cause problems of car parking and congestion. In these particular areas the Council will endeavour to preserve the existing character, which is a mixture of commercial and residential uses.

SP/9 LINTON SPECIAL POLICY AREA

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the content of the policy and area covered. Area identified has a unique character. Policy also recently tested through Local Plan Review.	Linton 1	-	-	-	Not included.	Not applicable as issue not included in Preferred Options Report.	Not applicable as issue not included in Preferred Options Report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options Report.

Justification for Policy Approach: The southern part of the village, severed by the A1307 by-pass, is characterised by three distinct uses; employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. It is isolated from the main village, and further residential development is not appropriate.

SP/10 FORMER LAND SETTLEMENT ASSOCIATION ESTATES

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
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Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives exist on the content of the policy and area covered. Area identified have a unique character. Policy and boundaries also recently tested through Local Plan Review. Fen Drayton LSA will be subject to review through a specific LDD.	Abington 1 & Fen Drayton 1	-	-	-	Not included	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
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Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: The policy clarifies that the Former LSA estates will be subject to the countryside policies of the Local Development Framework, despite the fact that the linear pattern of development along the estate roads gives the impression of a density not normally associated with a rural area. This policy will be reviewed for the Fen Drayton LSA regarding re-use the area as a test-bed for future patterns of sustainable living, as recommended by the Inspector at the Inquiry into the Local Plan 2004.

SP/11 PAPWORTH EVERARD VILLAGE DEVELOPMENT (analysis addresses Preferred Option CS55, Alternative Options CS56 and CS57, and Rejected Option CS58 in turn)

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Do nothing option addressed as preferred option. Other options address general potential alternatives.	-	-	-	-	CS55 - Preferred Option	Presumably beneficial in terms of health but lack of public transport accessibility means the option could perform better from the perspective of reducing inequalities and increased greenhouse gas emissions.	Whilst there was some support for the cardio-thoracic services remaining on site, a number of representations pointed out that this could not be required through the LDF.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

	-	-	-	-	CS56 – Alternative Option	Presumably beneficial in terms of health but lack of public transport accessibility means the option could perform better from the perspective of reducing inequalities and increased greenhouse gas emissions.	Some support, but also representations that it could not be determined at this stage and a criteria based policy was more appropriate.
	-	-	-	-	CS57 – Alternative Option	May cause damage to designated sites during redevelopment but not thereafter. Unlikely to do much for land and townscape or wildlife; increased greenhouse gas emissions. Medical facilities located in Cambridge will be more accessible to disadvantaged and will provide opportunities to use public transport where none existed before (hence lower greenhouse emissions). Positive for work and skills.	Some support, but also representations that it could not be determined at this stage and a criteria based policy was more appropriate.
	-	-	-	-	CS58 – Rejected Option	May cause damage to designated sites during redevelopment but not thereafter. Unlikely to do much for land and townscape or wildlife; increased greenhouse gas emissions. Medical facilities located in Cambridge will be more accessible to disadvantaged and will provide opportunities to use public transport (hence lower greenhouse emissions).	Some representations against redevelopment of the site for housing.
Actions Following Preferred Options Consultation: Develop a criteria based policy, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services. Considerations of the policy must include: 1) Maintaining the vitality and viability of Papworth Everard village centre. 2) Maintaining the setting of Papworth Hall. 3) Preserving other buildings on the site that contribute to the setting of the Village and the history of the site. 4) Traffic generation and access to the site.							
Justification for Policy Approach: An appropriate response to the proposed relocation is a criteria based policy in the Core Policies, supported by a Supplementary Planning Document providing a detailed development brief. Both would be subject to full public participation. A mixed use scheme, predominantly employment but incorporating some housing, appears most appropriate in order to maintain the employment balance in the village. This could include other health services.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/12 DUXFORD IMPERIAL WAR MUSEUM							
Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternatives exist on the content of the policy and area covered. Museum is unique in the District. Boundary and policy subject to detailed review through recent Local Plan Inquiry.	RT9	-	-	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: The Imperial War Museum is a major tourist attraction based upon a long established airfield. Given its national significance, the policy gives it special consideration within the context of protecting the quality of the surrounding landscape in this sensitive site on the edge of the Cambridge Green Belt.							

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/13 NEW ROAD INFRASTRUCTURE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy Safeguards land for Structure Plan and Local Transport Plan Schemes. There are no reasonable alternatives.	Papworth Everard 1, Longstanton 4	-	P8/10	T17	CS85 - Preferred Approach	Some loss of moderate quality agricultural land but the option is only to safeguard land.	General support.

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Core Strategy. Roll forward Local Plan 2004 Policy TP3.

Justification for Policy Approach: Policy P8/10 of the Cambridgeshire Structure Plan and the Local Transport Plan identifies a number of transport investment priorities for local and trunk roads. The policy safeguards the routes.

SP/14 RAPID TRANSIT

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Identification and safeguarding route required by the Structure Plan, therefore there are no alternative approaches.	TP3	-	P8/7 & P8/10	T17	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Structure Plan Policy P8/10 and the Local Transport Plan propose the re-use of the Cambridge-St Ives line as part of a guided bus Rapid Transit System (RTS) linking Trumpington to Addenbrooke's, Cambridge City Centre, Chesterton Interchange, Histon, Oakington, the new town of Northstowe, Swavesey and St Ives, with on-road links to Godmanchester and Huntingdon. An RTS of this kind would be a key element in planning for sustainable growth in the Cambridge Sub-Region.

SP/15 RAIL INFRASTRUCTURE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy required by the Structure Plan, therefore there are no alternative approaches.	CNF2	-	P8/10	T17	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: Structure Plan Policy P8/10 and the Local Transport Plan propose the development of a rail station and interchange facility at Chesterton Sidings to provide a high quality interchange between all modes, including Rapid Transit. This forms part of a wider redevelopment area with land in Cambridge City.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/16 Rail Freight

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Safeguarding land for Structure Plan and Local Transport Plan Schemes. The policy approach has been tested through inquiry.	TP4	-	P8/11	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.							
Justification for Policy Approach: Rail has an important role in the movement of freight. There is a general acceptance that the transfer of freight from road to rail will provide significant environmental improvement and will help to develop sustainable distribution. Whilst only two of the rail freight sites in the District are in operation, the remaining three are maintained. As with bus services, new and upgraded existing facilities can help make the railway more attractive to potential users. It is therefore important to retain and safeguard existing rail freight facilities within the District.							

SP/17 CAMBRIDGE AIRPORT SAFETY ZONE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Policy required by Department of Transport. There are no alternative approaches.	TP7	-	-	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: The Annex to Department for Transport (DfT) Circular 1/2002, Control of Development in Airport Public Safety Zones requires such zones to be safeguarded and identified in Development Plans.

SP/18 CAMBOURNE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches could be to operate a different density policy in Cambourne than the rest of the District, or alter the area of the village from that approved in the Masterplan. PPG3 and Structure Plan Policy P5/3 set clear density requirements, as proposed in policy HG/1. The urban capacity study indicates additional housing land in rural centres is not required. Therefore alternative approaches are limited.	-	-	-	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: A Masterplan and design guide for Cambourne were approved in 1996, setting out the guiding principles for development. The original outline planning permission for the village permitted 3,000 dwellings with a 10% reserve. Changes to government policy, through PPG3, now require higher minimum densities from new development, in order to make more efficient use of land. This is reflected in policy HG/1 of this plan. This policy will apply to areas that have yet to gain reserved matter consent or full planning permission. Consequently, around 700 additional dwellings can be accommodated within the village framework.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

SP/19 CAMBOURNE APPROVED MASTERPLAN AND DESIGN GUIDE

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
A procedural policy with no alternative approaches.	Cambourne 1 & Cambourne 2	-	-	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: The guiding principles contained within the current Masterplan and Design Guide remain sound, it will be important to maintain these in future revisions of the Masterplan and Design Guide to ensure that the vision of Cambourne remains, namely a new settlement taking the form of three villages (Lower, Great and Upper Cambourne) separated by two green shallow valleys which remain largely open, with a settlement centre located in the middle, on a spine road which links all three villages.

SP/20 CAMBOURNE SCHOOL LANE SPECIAL POLICY AREA

Potential For Alternative Approaches	Local Plan 2004 Policy	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Alternative approaches for use of the site are limited by the approved Masterplan.	-	-	-	-	Not included.	Not applicable as issue not included in Preferred Options report.	Not applicable as issue not included in Preferred Options report.

Core Strategy and Development Control Policies: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Not applicable as issue not included in Preferred Options report.

Justification for Policy Approach: This site forms part of a green wedge between Great and Lower Cambourne, incorporating the Eco-Park to the north and the Country Park to the south. Development on the site must remain at very low density in order to maintain the separation and three villages character of Cambourne.