

HOUSING

CE/10 – Cambridge East Housing

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

Sustainability Appraisal Objectives [abridged in some cases]

Assessment

Comments / Proposed Mitigation

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	—	—	—	The development of approximately 12,000 new homes will have a considerable impact on the energy demands associated with the Cambridge East development, given the current characteristics, and sector split, of energy production. However, it could be fair to say that ensuring homes are built to the highest energy efficiency standards, and that the % of UK energy requirements derived from renewable sources increases as per government targets; the reliance on non-renewable energy sources may reduce after 2016
1.3 Limit water consumption to sustainable levels	—	—	—	The development of approximately 12,000 new homes will have a considerable impact on the water requirements associated with the Cambridge East development. However, ensuring that new homes are built to reduce the demand for water (e.g. mandatory installation of water meters), potential demand could be greatly reduced.
2.1 Avoid damage to designated sites and protected species	~	~	~	

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

				reduced fear of crime for residents of Cambridge East, though this may be considered immeasurable at present.
5.3 Improve the quantity and quality of publicly accessible open space	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to open space, though conformity with other policies in the AAP would achieve this.
6.1 Improve the quality, range and accessibility of services and facilities	(++)	(++)	(++)	Impacts will be dependant on the location of residential areas in relation to services and facilities, though conformity with other policies in the AAP would achieve this.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	The provision of affordable housing would contribute towards this objective
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(-)	(—)	(—)	Ideally this would be supported, though point 10 of the policy appears to be a caveat that will allow a lower proportion of affordable homes to be built if mitigating circumstances exist.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	The development of new homes will offer accommodation to those working in Cambridge East, thus helping to support the local economy.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	See 7.2
Summary of assessment: . Generally, the policy is inherently sustainable; ensuring that any new housing development at Cambridge East will recognise design standards and sustainable principles. However, the caveat regarding affordable housing provision (point 10) would reduce, if not negate, the social aspects of sustainability.				
Summary of mitigation proposals: . None identified.				

Secondary, cumulative or synergistic effects: Cumulative effects are dependent on the location, design, and occupation of new homes, but if core development policies are adhered to, the construction of approximately 12,000 new homes will have a distinct benefit in sustainability terms.