

Appendix C/3

Cambridge East Action Plan 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

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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.

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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CE1 Vision

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
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	CE1 Vision	Acceptable, although given the very broad nature of this option we suggest it might be merged with CE2.	The majority of comments did not want Marshall's to move and considered Duxford an unsuitable location for relocation. Other comments concerned loss of the Green Belt and closeness of development to existing villages and existing infrastructure being unable to cope with additional development.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.						

CE2 (1) Development Principles

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
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	CE2 Development Principles	Acceptable, though we recommend an additional statement making clear the impact of housing targets on the need for this development. Amend text: "...variety of	Mix of broad support and objection, relating to matters of detail and phasing of infrastructure to serve the new development. Some suggestions for rewording / new bullet points, largely accepted.

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					types, sizes and tenure (including affordable housing) which is well designed..."	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach with some new / amended bullet points.

Justification for Policy Approach: The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.

CE2 (a-bb) Development Principles

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
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPS1	P1/1, P1/3	SS1, SS2, CSR1	Not Included.		

Actions Following Preferred Options Consultation:

Justification for Policy Approach: The Structure Plan requires Cambridge East to be a sustainable high quality urban extension. The vision and development principles capture the fundamental principles for the development of the urban extension, based on a wide variety of guidance and best practice principles.

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C1 The Site Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.						
Actions Following Preferred Options Consultation: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.						
Justification for Policy Approach:						

C2a-C2d Green Belt Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.						

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Actions Following Preferred Options Consultation:

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.

C3a-C3d Landscape Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.						

Actions Following Preferred Options Consultation: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Scoping Report.

Justification for Policy Approach:

CE3 (1) The Site for Cambridge East

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

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Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.	PPS1	P9/2c		CE3 The Cambridge East Site – Preferred Option	Acceptable, although this option defines boundaries and an inventory of what will be provided at the site, limiting how it can be assessed with the criteria.	Some objection to the site given that Marshall's has not decided where to relocate. Some detailed comments on the proposed boundary (support and object) and concerns about the extent of development proposed and the ability of infrastructure to cope.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach but amended to revise the eastern boundary of the site north of Newmarket Road to follow the ditch / hedge line running from Honey Hill to Newmarket Road, to the west of Airport Way roundabout, consistent with the proposed boundary for the Green Belt - exclude the Green Corridor from Teversham to Coldhams Common and - to exclude existing housing south of Newmarket Road.						
Justification for Policy Approach: The Structure Plan identifies strategic locations for housing and mixed-use development around Cambridge, including land to be released from the Green Belt (Policy P9/2c) - Cambridge East comprising Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton. The site is defined in order to maximise the yield from the site to meet the housing needs, to the extent that it is compatible with securing high quality development which will integrate with the City and which will maintain the individual identity of nearby villages.						

CE3 (1) The Site for Cambridge East						
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

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Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.	PPS1	P9/2c		CE4 The Cambridge East Site – Rejected Option	We concur that this is the inferior option. The impact of the additional land take is not made clear.	General support for the rejection of this option.
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Actions Following Preferred Options Consultation: Do not pursue Rejected Option.

Justification for Policy Approach: The Structure Plan identifies strategic locations for housing and mixed-use development around Cambridge, including land to be released from the Green Belt (Policy P9/2c) - Cambridge East comprising Cambridge Airport, land north of Newmarket Road and land north of Cherry Hinton. The site is defined in order to maximise the yield from the site to meet the housing needs, to the extent that it is compatible with securing high quality development which will integrate with the City and which will maintain the individual identity of nearby villages.

CE3 (2-3) The Site for Cambridge East – Phase 1 North of Newmarket Road

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
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Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road, to the north of Cherry Hinton and Cambridge Airport, and the need for any land release to pay proper regard to the need to maintain the penetration of the countryside into the heart of the City. The site options were constrained to some extent by the amount of land needed to accommodate the scale of development and by existing features on the ground, such as major roads and villages. The precise boundary for the site dependent upon the relocation of Cambridge Airport will be considered in the review of the AAP.	PPS1	P9/2c		CE5 The North of Newmarket Road Site – Preferred Approach	Cannot assess this option as it only defines boundaries.	Some concerns about impact on existing villages and scale of green separation from proposed development.
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: The boundaries can be clearly identified, with a focus on the reuse of brownfield land within the Marshall's North Works site and employment uses on the Newmarket Road frontage adjacent to the Park and Ride site which can be freed up by the relocation of some of the existing uses. The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood.

CE3 (4) The Site for Cambridge East – Phase 1 North of Newmarket Road

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
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Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road... Site constrained to some extent by existing features on the ground, such as existing development and roads and the need to maintain separation from Fen Ditton. Options considered the extent of brownfield land to be included, and potential for extending further east to include greenfield land. Opportunities for significant alternative approaches are limited.	PPS1	P9/2c		CE6 North Works - Option 1	Assessment suggests this option is inferior to Option 2.	A mixed response. Some comments suggesting the car showrooms should be redeveloped to create a more integrated development on both sides of Newmarket Road, but others suggest that given the uncertainties with the relocation of Marshall's that they should be retained.
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Actions Following Preferred Options Consultation: Pursue option CE6 in the AAP but set out a clear policy aspiration for the redevelopment of the car showrooms in the longer term for a more appropriate form of development on this important frontage with a higher density, mixed-use development, perhaps with other uses such as residential over ground floor car showrooms.

Justification for Policy Approach: The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood. It is not clear how much of the previously developed land will come forward for development, so the AAP allows for the retention of the car showrooms in the first phase of the development, which will provide a buffer between the new development and the impacts on Newmarket Road. However, once they have reached the end of their useful life it is desirable that they are redeveloped in a form which makes better use of land.

CE3 (4) The Site for Cambridge East – Phase 1 North of Newmarket Road

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
Site options were guided by the requirements of Structure Plan Policy P9/2c; the eastern sector including land to the north of Newmarket Road... Site constrained to some extent by existing features on the ground, such as existing	PPS1	P9/2c		CE7 North Works - Option 2	The initial assessment suggests that the North Works currently supports activities that generate waste and pollutants. Development of the area north of Newmarket Road will bring	Mixed response, but generally more support for the redevelopment of the car showrooms to allow a more integrated development on both sides of Newmarket Road.

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development and roads and the need to maintain separation from Fen Ditton. Options considered the extent of brownfield land to be included, and potential for extending further east to include greenfield land. Opportunities for significant alternative approaches are limited.					housing development close to this area and it is preferable if the activities on site could be relocated so that the area can have an integrated layout.	
Actions Following Preferred Options Consultation: Do not pursue CE7, but in taking forward option CE6 in the AAP set out a clear policy aspiration for the redevelopment of the car showrooms in the longer term for a more appropriate form of development on this important frontage with a higher density, mixed-use development, perhaps with other uses such as residential over ground floor car showrooms.						
Justification for Policy Approach: The whole of the North Works site is included to ensure a holistic approach to the development of this area and ensuring any retained uses can be incorporated in such a way that they are compatible and create a high quality living environment in the new neighbourhood. It is not clear how much of the previously developed land will come forward for development, so the AAP allows for the retention of the car showrooms in the first phase of the development, which will provide a buffer between the new development and the impacts on Newmarket Road. However, once they have reached the end of their useful life it is desirable that they are redeveloped in a form which makes better use of land.						

CE3 (5) The Site for Cambridge East – Phase 1 North of Newmarket Road						
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
This is a phasing issue, therefore, any other option would be a variation on this theme, for example, to include the development of these uses within the second phase of the development.	PPS1	P9/2c		CE8 Employment Uses Adjacent to the Park and Ride Site – Preferred Approach	Acceptable - the option proposes relocation of unattractive and / or unsuitable businesses and redevelopment presumably with housing or associated uses. This option is sustainable provided new employment opportunities compensate closure of business premises.	Objection to the loss of a petrol filling station, but support for relocation close by to allow a better quality of development.

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Actions Following Preferred Options Consultation: Pursue Preferred Approach with a requirement to retain a petrol filling station in this area at all times during the development, which may mean that it remains on the present site in the short term.

Justification for Policy Approach: The whole of the North Works site is included to ensure a holistic approach to the development of this area. Whilst the petrol filling station is to be retained as a use, it is unattractive and not compatible with the creation of a high quality, high density new urban extension and will be relocated to another location.

CE3 (6) The Site for Cambridge East - Safeguarded Land

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
There are no alternatives.	PPG2	P9/2c	-	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 P9/2c states any land not required for development by 2016 will be designated as safeguarded land to meet the longer-term development needs, consistent with the strategy in the emerging RSS14.

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CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt

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
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE9 Green Belt Review - Option 1	Cannot be assessed meaningfully since it addresses definition of the Green Belt. Option CE10 indicates that this process is reversible and therefore the difference between the options is largely procedural.	Some general support for redesignation of Green Belt as early and as clearly as possible, but some objection to future refinements.
Actions Following Preferred Options Consultation: Pursue option CE9. That the procedure set out in CE9, to define the Green Belt boundary at this stage, with the potential to refine it in a later review, be adopted as the approach in the AAP. In determining which areas should be retained in Green Belt, the boundary should take account of the need to protect the setting of the City.						
Justification for Policy Approach: Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.						

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CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt

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
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE10 Green Belt Review - Option 2	This option illustrates that Green Belt designation is not an irreversible process. Options CE9 to CE11 therefore deal with the procedure for redesignating land as Green Belt and are not readily assessable.	Mostly objection to this option.

Actions Following Preferred Options Consultation: Do not pursue CE10, Option 2.

Justification for Policy Approach: Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.

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CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt

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
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. Three options were proposed - Option 1 an interim review to make the best attempt to define the revised Green Belt, to be refined once AAP is reviewed; Option 2 remove whole site and redesignate green corridor and other land not identified for development in the review AAP; Option 3 retain the majority of the site within the Green Belt, except Phase 1 north of Newmarket Road, but remove more land in the review AAP. Any other options would be a variation on these themes.	PPG2	P9/2a, P9/2b		CE11 Green Belt Review - Option 3	This option illustrates that Green Belt designation is not an irreversible process. Options CE9 to CE11 therefore deal with the procedure for redesignating land as Green Belt and are not readily assessable.	Mostly objection to this option.

Actions Following Preferred Options Consultation: Do not pursue CE11, Option 3.

Justification for Policy Approach: Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.

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CE4 (1) The Setting of Cambridge East – Revised Cambridge Green Belt

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
The review of the Green Belt is guided by Structure Plan policy P9/2b in the context of policy P9/2a. The Preferred Approach redefines the Green Belt in accordance with PPG2, using clearly identifiable features, in this case a strong tree belt. Opportunities for significant alternative approaches are limited.	PPG2	P9/2a, P9/2b		CE12 Green Belt Review North of Newmarket Road – Preferred Approach	Loss of GB land is not intrinsically sustainable, but this option supports the objective of meeting housing targets.	Mixture of general support for the removal of this land from the Green Belt and objection to the loss of Green Belt and impact of development on Fen Ditton

Actions Following Preferred Options Consultation: In view of the recommendation to define the Green Belt boundary for the whole of the site in this AAP, it is not necessary to pursue CE12 in isolation. In determining which area should be retained in Green Belt, the boundary should take account of the need to protect the setting of the City. The site boundary shown in option CE3 should form the basis of the Green Belt review, with the exception of excluding the Green Corridor from Teversham to Coldhams Common and the eastern boundary of the Green Belt north of Newmarket Road be defined to follow the hedge and ditch boundary running south from Honey Hill to Newmarket Road.

Justification for Policy Approach: Structure Plan policy P9/2b sets out the context for the review of the Green Belt, including a number of criteria. The site for Cambridge East is generally contained by clear physical boundaries as recommended by PPG2 - the disused railway line, High Ditch Road, the hedge / ditch line linking down to Newmarket Road and Airport Way. The Green Corridors are retained in the Green Belt as are areas of Green Separation to protect against coalescence. The boundaries of these areas is drawn based on general principles, based on their minimum extent rather than clear physical features, and the precise boundaries will be determined in the review AAP when the timing of the relocation of the Airport is more certain and the masterplanning process is further advanced. This will be refinement rather than major changes to the Green Belt.

CE4 (2) The Setting of Cambridge East – Revised Cambridge Green Belt

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
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Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies.	PPG2	P9/2a	-	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: In accordance with Structure Plan Policy P9/2a, sets out the purposes of the Green Belt in the vicinity of Cambridge East.						

CE4 (3-5) The Setting of Cambridge East – Green Corridor						
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
Guided by Structure Plan policy P9/2c. Two options - Option 1 the corridor should provide landscaping, biodiversity and informal recreation and children's play; Option 2 incorporates formal sports pitches in addition. Any other options would be a variation on these themes.	PPG9, PPG17	P4/1, P4/2	SS8, ENV1, C5	CE64 Green Corridor – Preferred Option	Acceptable. However the option does not provide like-for-like biodiversity compensation for the land currently occupied by the airport and additional compensation might be necessary.	General support for this Option, but some concerns about children's play areas reducing the wildlife and biodiversity value, the danger from major roads bisecting the Green Corridor.
Actions Following Preferred Options Consultation: Pursue the Preferred Option and define the Green Corridor in the AAP to: - have a minimum width of 300m - open up to a greater width at the Teversham end and maintain the setting and individual identity of the village with at least 200m be maintained between any part of the new development and Teversham village - be landscaped in such a way that open views from the "bell mouth" around Teversham at Airport Way into the Green Corridor enhance the sense of the village set in open countryside - have lower building heights and densities on the edges of the built-up area where it adjoins the "bell mouth" around Teversham - only include informal recreation and children's play areas so that the emphasis would be on its landscape, amenity and biodiversity value and have a "countryside" character.						

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Justification for Policy Approach: The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.

CE4 (3-5) The Setting of Cambridge East – Green Corridor

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
Guided by Structure Plan policy P9/2c. Two options - Option 1 the corridor should provide landscaping, biodiversity and informal recreation and children's play; Option 2 incorporates formal sports pitches in addition. Any other options would be a variation on these themes.	PPG9, PPG17	P4/1, P4/2	SS8, ENV1, C5	CE65 Green Corridor – Alternative Option	Adding formal recreation land use to the green corridor would increase the artificial feel of the space in biodiversity terms, creating a patchwork of public and natural spaces rather than continuous habitat. It is not clear however how providing formal sporting facilities in the green corridor might affect requirements elsewhere in the settlement - eg. free further land for built development.	General objection to this option, preferring not to have formal sports provision in the Green Corridor.

Actions Following Preferred Options Consultation: Do not pursue the Alternative Option.

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Justification for Policy Approach: The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.

CE4 (6) The Setting of Cambridge East – Green Corridor

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
There are no reasonable alternatives, as "do nothing" is not an option for the necessary functioning of the urban quarter.				CE66 Crossing the Green Corridor – Preferred Approach	Acceptable.	Many objections to roads bisecting the Green Corridor, suggesting putting the road in a tunnel, the provision of pedestrian underpass / footbridge crossings. Some support subject to the provision of safe crossings for pedestrians, cyclists, horse riders, and wildlife.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: The Green Corridor will be retained from the countryside to Coldhams Common. It will offer landscape and biodiversity as well as informal recreational use, offering public access compatible with the character and amenity. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure no adverse impact on its informal countryside character which acts as a transition between the heart of the city and the countryside. It will be a significant area of 300m width increasing significantly as it opens up close to Teversham as this reflects the width of other Green Corridors in the area. To minimise impact on the landscape, recreational and biodiversity functions of the Green Corridor, the number of road crossings will be carefully planned and limited to those necessary for the functioning of the urban quarter.

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CE5 Landscaping the Setting of Cambridge East

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
There are a variety of alternative approaches to landscaping. The option puts forward the only reasonable approach at this stage of the planning process.	-	P7/4	ENV1	CE50 Landscape – Preferred Approach	Acceptable. The Councils might consider making separate provision for green space primarily for recreation and that primarily for biodiversity value.	Support for the production of a landscape strategy and the green corridor having tree and wide spaces for recreation. However, objections highlighting the need for adequate green separation with Teversham.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach and add two new bullet points: "set criteria for the strategic landscaping at the site, including along Airport Way and in areas of green separation from villages" and "give consideration to requiring key aspects of strategic landscaping (eg within green separation) at the beginning of each major phase of development".						
Justification for Policy Approach: Cambridge East will be a major feature in the landscape, it is important it is designed and maintained to respect the landscape character of the area and maintain the landscape setting.						

CE6 (1-3) Green Separation from Fen Ditton and Teversham - Green Separation from Teversham

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
Any alternative approaches would be a variation of the theme, for example, including more Green Separation or different landscape treatment.	-	P9/2a	ENV1	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: It is important to maintain the village character of Teversham, which will partly be achieved through provision of Green Separation. The distance and landscape treatment of that separation is crucial to maintaining the visual separation between the existing village and Cambridge East. A minimum of 200m separation is appropriate, from the edge of the built development in order to create sufficient space within which to develop appropriate landscape features and sense of separation. This approach was explored in the Northstowe AAP Preferred Options Report and was generally accepted. In addition, opportunities for public access will be sought in conjunction with other policies in the AAP.

CE6 (4-5) Green Separation from Fen Ditton and Teversham - Green Separation from Fen Ditton

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
Any alternative approaches would be a variation of the theme, for example, including more Green Separation or different landscape treatment.	-	P9/2a	ENV1	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 important to maintain the village character of Fen Ditton, which will partly be achieved through provision of Green Separation. It is important to retain the tree belt to maximise its benefit for providing separation, especially as the width of separation is less than for Teversham.

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CE7 (1-18) The Structure of Cambridge East

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
There are no alternatives.	-	P1/3	-	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: Policy draws together the main themes for the structure of Cambridge East, including land uses, services & facilities, transport, character, and design.

D2/a-D2/l The District Centre Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.						

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Actions Following Preferred Options Consultation:

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.

CE8 (1) The District Centre - District Centre Location

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
The Preferred Approach for the District Centre to be located broadly at the geographical centre of the development will assist the objective of being as accessible as possible to the maximum number of residents, on the dedicated public transport route, and help to ensure its viability. Any other location would not perform this role so effectively.	PPS6			CE13 District Centre Location – Preferred Approach	Acceptable.	General support for the location of the District Centre to maximise accessibility, but some objection that the approach is premature because the disposition of land available has yet to be determined.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Locating the District Centre broadly at the geographical centre of the site will ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents, and the design of Cambridge East and the District Centre will maximise accessibility by non-car modes. It will be located on a dedicated local busway to maximise access by public transport for those areas furthest away. Maximising access to the District Centre should also help ensure its success.

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CE 8 (2-6) The District Centre – District Centre Form and Uses

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
The Preferred Approach for a range of uses and facilities to meet the needs of the residents and creating a vibrant heart to the development. Other approaches would be minor variations.	PPS6		SS12, E10	CE14 District Centre Role and Form – Preferred Approach	Acceptable.	General support.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: It is proposed that the District Centre should provide for a mix of uses, such as shops, services, cultural, leisure and community faculties to serve the new urban extension and immediate surrounding area without undermining the vitality and viability of, or competing with Cambridge City centre. Some intervention is needed to ensure a suitable mix of uses, including day and evening uses, and to prevent a few large commercial premises undermining the environment. The District Centre will need to provide for the needs of the urban quarter to reduce the need to travel. The form of the District Centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure, and creating landmark buildings and a high quality environment will also be vital to create a place worthy of its residents and of Cambridge.

CE 8 (7-8) The District Centre – Vitality and Viability

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
Procedural policy to ensure adequate mix of uses and timing of delivery, with no reasonable alternatives.	PPS6		SS12, E10	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: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about the overall size, mix of uses, urban design and measures required in the District Centre. A comprehensive strategy should be devised to address these issues and ensure development begins no later than 3 years after commencement of development on the Airport area.

D3a-D3f Local Centres Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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.

CE9 (1) (i-ii), (2), (3) Local Centres – Cambridge East

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
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Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Guided by national planning guidance, the Preferred Approach is for a Local Centres Strategy to determine the number of Local Centres, based in neighbourhoods with primary schools, so that they are accessible and meet local needs. Other approaches would be minor variations.	PPS6	-	SS12, 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: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about the overall number and function of each Local Centre. A comprehensive strategy should be devised to address these issues. However, the broad principles in CE/9 are guided by national guidance.						

CE9 (1) (iii) Local Centres – Cambridge East

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
Inclusion of employment provision at local centres, on the dedicated public transport routes, assists with their accessibility to local residents and could make the local centres more viable, generating trade. Mixed with other uses, it would also prevent ghetto areas out of hours. Alternative approaches could be for provision of employment elsewhere.	PPS6		SS12	CE15 Local Centres: Employment – Preferred Approach	Acceptable - particularly important to maintain a diverse employment base and premises within easy reach of housing. Also encourages people to make multi-purpose trips.	General support for local centres acting as a centre for small-scale local employment uses, but objection to the lack of compensation for the loss of Marshall's and not providing for a full range of job types.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

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Justification for Policy Approach: Local Centres will provide a community focus in the different neighbourhoods within the new urban quarter. In order that Cambridge East provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the Local Centres will also provide an opportunity for small-scale office and other employment uses appropriate in a predominantly residential area. Cambridge East provides the opportunity to redress the balance between housing and jobs, so large-scale employment provision is not appropriate.

CE9 (4) Local Centres – Phase 1 North of Newmarket Road

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
Provision of a local centre is required to meet the needs of the new residents north of Newmarket Road. Alternative options for the number of local centres, facilities, location, function and phasing.	PPS6		SS12, E10	CE16 Local Centre North of Newmarket Road – Preferred Approach	Acceptable although some rewording might be considered to indicate whether employment will be provided. Amend text: "...location for services and facilities, and local employment."	General support to ensure Phase 1 north of Newmarket Road has a community focus and identity.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Phase 1 (1,500 - 2,000 dwellings) should support a Local Centre. In view of the important role that a Local Centre can have in providing a community focus and location for services and facilities and local employment and that it can help to create community identity from the outset of development, it will be required as part of Phase 1. This is particularly important as this phase of development will be some years ahead of the wider development on the Airport and it is not particularly well related to the rest of Cambridge. The composition of the Local Centre will share many characteristics with those in the urban quarter and the location should have regard to the needs of the first phase of development whilst taking into account of potential for it to serve any later extension to the east. It should have good pedestrian and cycle links through to the adjacent Fison Road estate, to ensure it can also serve that area and assist with social integration.

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D4/a-D4/c Housing Objectives						
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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
Actions Following Preferred Options Consultation:						
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.						

CE10 (1-2) Cambridge East Housing – Housing Supply						
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
Guided by Structure Plan Policy. Opportunities for significant alternative approaches are limited.		P5/1, P9/1	H1	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: A policy is needed to set out the housing supply for Cambridge East and Phase 1 north of Newmarket Road.

CE10 (3) Cambridge East Housing – Density

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
Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Cambridge East.	PPG3	P5/3	SS16	CE17 Housing Density - Option 1	We conclude that this option is not as desirable as Option 2 which would provide for higher densities. The decision rests largely on the conclusion that higher densities need not have an adverse effect on urban design, and that they might reduce the loss of agricultural land or Green Belt elsewhere.	A mixed response to density. Some objection to 50dph being too low in light of PPG3 as it does not make best use of land. Others object to 50dph as being too high, worried about leading to slum conditions and high crime. Some comments refer to the need for a density gradient to ensure a progressive transition to the rural area.
Actions Following Preferred Options Consultation: A combination of options CE17 and CE18 to be taken forward in the AAP with a target for "average density in the order of 75dph", but requiring "at least 50dph" across the development as a whole. This policy should also require higher densities in the most accessible locations and provide for lower densities on sensitive outer edges of the development, particularly close to villages, with an emphasis on limiting building heights in these locations.						

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Justification for Policy Approach: The Structure Plan requires Cambridge East to be a high density development. Creating an urban quarter which makes best use of land, minimises the amount of land that will be need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at average net densities of at least 50 dph across the urban quarter must be achieved. The aim is for the development of net density in the order of 75 dph, based on a design-led approach. Higher densities will be appropriate in the District and Local Centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Cambridge East by providing opportunities for landmark buildings and different character areas. However, some areas that are relatively less accessible and which border the countryside will be lower density, with lower buildings heights.

CE10 (3) Cambridge East Housing – Density						
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
Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Cambridge East.	PPG3	P5/3	SS16	CE18 Housing Density - Option 2	Our conclusion is that this option is marginally superior to Option A (CE17). Higher housing density need not result in compromises on urban open space and can clearly help the viability of the new urban quarter by providing a larger catchment population for shops and facilities. Nevertheless care will need to be taken in designing buildings and open spaces especially as there are no existing high-rise buildings in the area. This option is also implicitly more sustainable if the higher	Objection to high density as being more suited to London. Also concerns about slum conditions, high crime and a lack of infrastructure to serve the development. Some comments refer to the need for a density gradient to ensure a progressive transition to the rural area.

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					density reduces development pressure elsewhere in the Cambridge area.	
Actions Following Preferred Options Consultation: A combination of options CE17 and CE18 to be taken forward in the AAP with a target for "average density in the order of 75dph", but requiring "at least 50dph" across the development as a whole. This policy should also require higher densities in the most accessible locations and provide for lower densities on sensitive outer edges of the development, particularly close to villages, with an emphasis on limiting building heights in these locations.						
Justification for Policy Approach: The Structure Plan requires Cambridge East to be a high density development. Creating an urban quarter which makes best use of land, minimises the amount of land that will be need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at average net densities of at least 50 dph across the urban quarter must be achieved. The aim is for the development of net density in the order of 75 dph, based on a design-led approach. Higher densities will be appropriate in the District and Local Centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Cambridge East by providing opportunities for landmark buildings and different character areas. However, some areas that are relatively less accessible and which border the countryside will be lower density, with lower buildings heights.						

CE10 (4) Cambridge East Housing – House Type and Quality

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
Alternatives are to seek certain housing types, or a do nothing option that would leave it to the market to decide.	PPG3	P5/4	SS16, H2	CE19 Housing Types - Preferred Approach	Acceptable, although sustainability benefits will depend on the detailed design and layout which are not discussed in the text.	Objections to apartments as being out of character with the city and leading to parking problems. General support for providing a mix which will allow scope for an imaginative development.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						

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Justification for Policy Approach: In order to meet the identified need and to respond to the density requirements, a variety of dwelling types will need to be provided, which will also provide interest in the character and design of the urban quarter. Development of a sustainable community which will meet the needs of current and future residents will require the development of a high quality, attractive environment that functions well and provides dwellings for a range of groups, including affordable housing, lifetime homes, retirement homes, and homes for students and young single people.

CE10 (5) Cambridge East Housing – Affordable Housing

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
Guided by Structure Plan policy, as well as national policy, and identified local needs. Opportunities for significant alternative approaches are limited.	PPG3	P5/4, P9/1	SS13, H2	CE20 Affordable Housing - Preferred Approach	Acceptable, particularly if the approach of seeking 50% provision in new developments can be achieved.	Objections on the basis of uncertainties over future funding to deliver. Concerns 50% affordable housing will generate ghetto areas. Comments received on the breakdown / mix of affordable housing types which should be sought. Some support for 50% including houses for Key Workers.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach. Include an indicative tenure mix in the AAP supporting text. Of the 50% affordable housing overall, approx 30% would be social rented and 20% intermediate housing, the actual mix to be determined at the time of an application having regard to identified need and other material considerations.

Justification for Policy Approach: A key driver behind the growth area for the Cambridge Sub-Region is the need to provide more affordable housing in and close to Cambridge and the Structure Plan Policy P9/1 requires at least 40% of housing to be affordable, including housing for Key Workers. The Housing Needs Survey (2002) identified a large backlog of housing need and recommended a target of 50% would be justifiable. The actual mix of affordable housing to be provided should be determined at the time of the application, but an indicative mix is 30% social rented and 20% intermediate housing, including for Key Workers, based on the identified housing need.

CE10 (6-10) Cambridge East Housing – Affordable Housing

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
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Guided by Structure Plan policy, as well as national policy, and identified local needs. Opportunities for significant alternative approaches are limited.	PPG3	P5/4, P9/1	SS13, H2	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: A key driver behind the growth area for the Cambridge Sub-Region is the need to provide more affordable housing in and close to Cambridge and the Structure Plan Policy P9/1 requires at least 40% of housing to be affordable, including housing for Key Workers. The Housing Needs Survey (2002) identified a large backlog of housing need and recommended a target of 50% would be justifiable. The actual mix of affordable housing to be provided should be determined at the time of the application, but an indicative mix is 30% social rented and 20% intermediate housing, including for Key Workers, based on the identified housing need.

D5/a-D5/b Employment Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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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CE11 (1) Cambridge East Employment – Overall employment provision

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
The Preferred Approach is to help redress the balance between housing and jobs, whilst providing for a limited amount of local employment. An alternative approach would be not to include any employment.	-	-	E3	CE21 Employment - Preferred Approach	Acceptable in a Cambridge area context. The option prioritises housing over employment without excluding the latter, because of the need to address the imbalance between jobs and homes in the Cambridge sub-region. While this limits the chance to provide homes and jobs in close proximity in Cambridge East it is a positive contribution to the broader problem.	Seven representations received. General support for trying to redress the imbalance between houses and jobs.

Actions Following Preferred Options Consultation: Pursue Preferred Approach to employment policy in the AAP, and be consistent with that in the Structure Plan.

Justification for Policy Approach: The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.

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CE11 (1) Cambridge East Employment – Overall employment provision

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
An alternative approach would be not to include any employment or to include more.	-	-	E3	CE22 Employment Provision - Option 1	As worded this option is roughly as acceptable as Option 2, however we consider the other option provides scope for more flexibility in integrating employment and housing within the settlement to deliver a sustainable community and could result in less land being needed to achieve the same number of jobs. If retained we believe this option would have to be reworded slightly to make explicit the spatial implications.	Only three representations received in objection to this option; Objection to the small allocation for employment; and objection to the reference to employment provision instead of jobs provision.
An alternative approach would be not to include any employment or to include more.	-	-	E3	CE23 Employment Provision – Option 2	We conclude that this is a marginally better solution than Option 1. It should enable the Council to deliver a well balanced and well integrated development that meets the objective of creating a sustainable	Only two representations received, both in general support.

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					community while providing more flexibility in urban design.	
<p>Actions Following Preferred Options Consultation: Option 1 not to be pursued. Pursue Option CE23.</p> <p>Justification for Policy Approach: The Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.</p>						

CE11 (2-3) Cambridge East Employment – Location and type of employment						
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
Guided by Structure Plan Policy, as well as national planning policies, there are no reasonable alternatives to the types of employment development, but an alternative, but inferior, approach to the location of employment uses could be to locate in a separate employment only area.	-	-	E3	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 Structure Plan identifies Cambridge East as a strategic employment location. However, the main purpose behind the development strategy of the Structure Plan is to rectify the imbalance between jobs and homes in the Cambridge area. It is therefore important to strike a balance between the provision of some employment to help the urban quarter become a sustainable urban extension and not over providing employment such that the benefits of new housing to serve the existing and proposed employment are not lost. In creating a high density urban quarter, it is inappropriate for employment provision to be made in traditional employment areas which tend to be at lower densities. It is therefore more appropriate to express employment provision in terms of the number of jobs to be provided, rather than an area of land. A total provision of 20-25ha would be appropriate at Cambridge East, which converts to a provision of 4,000-5,000 jobs, based on a net figure. Structure Plan Policy P9/7 reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the sub-region. Uses must also be compatible with a predominantly housing development.

D6/a-D6/f Community Facilities, Leisure, Arts and Culture Including Community Development Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.						

Actions Following Preferred Options Consultation:

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.

Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

CE12 (1-5) Community Services Facilities, Leisure, Leisure, Arts and Culture – Publicly Provided Services and Facilities

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
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPS6	P6/1	SS12, C3, C4, C5	CE24 Publicly Provided Community Services, Facilities, Leisure, Art and Culture - Preferred Approach	Acceptable. We recommend that the Councils add further text to the policy seeking to exploit potential of broadband telecoms infrastructure in delivering community services and that the community is consulted on the priority for delivering services.	Objections to providing a wish list of facilities which will serve the wider community, concern over phasing before houses are built, and concerns over publicly funding certain facilities and services. Objection to the lack of recognition for the role of the voluntary sector in providing some community facilities and opportunities for co-location and joint provision. Also general support for a health campus, providing a wider range of services than a conventional health centre.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach. The AAP should recognise the role that voluntary bodies could play in helping provide community services.

Justification for Policy Approach: It is vital that new residents have access to services and facilities, in order to create a viable sustainable urban extension. Before planning permission could be granted, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.

CE12 (6-9) Community Services Facilities, Leisure, Leisure, Arts and Culture – Commercially Provided Services and Facilities

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options	Initial Sustainability Appraisal Result Summary /	Summary of Result of Preferred Options Public Participation
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Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

				Report	Changes	
Procedural policy to ensure adequate provision of services, with no reasonable alternatives.	PPS6	P6/1	SS12, C3, C4, C5	CE25 Commercially Provided Community Services, Facilities, Leisure, Art and Culture - - Preferred Approach	Acceptable. We recommend that the Councils add further text to the policy seeking to exploit potential of broadband telecoms infrastructure in delivering community services and that the community is consulted on the priority for delivering services.	General support to secure the necessary facilities to serve the new development, although concerns about phasing with regards north of Newmarket Road.
<p>Actions Following Preferred Options Consultation: Pursue the Preferred Approach.</p> <p>Justification for Policy Approach: Not all services and facilities will be provided by the public sector and community sectors. A large number of facilities at Cambridge East will be provided commercially e.g. health and fitness clubs, public houses etc. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided. This will be particularly important in the early phases of development in order to ensure that Cambridge East has a basic range of services and facilities which will help attract its first residents. The priorities for commercial leisure provision will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to for publicly provided services and facilities above.</p>						

CE12 (10) Community Services Facilities, Leisure, Leisure, Arts and Culture – Location of Services and Facilities

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
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Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPG3, PPG13	-	-	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: Addressed in the District and Local Centres policies - locating facilities and services in these locations would provide local neighbourhoods with better accessibility to them, and a mix of uses which will assist with their vitality and viability.						

CE12 (11) Community Services Facilities, Leisure, Leisure, Arts and Culture – Public Art						
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
Two options - Option 1 to provide for additional facilities to serve the city and sub-region and Option 2 to provide solely for the needs of the new residents. No reasonable alternatives.		P6/1		CE31 Leisure, Art and Culture - Preferred Option	Acceptable. Providing facilities for a broader sub-regional market will hopefully improve range and quality, and will provide for a wider catchment giving more chance that the facilities will be well-sustained. Co-location of good quality leisure facilities with good quality retail areas in a locality served by good quality public transport should	General support for contributing to the needs of the sub-region as well as immediate new residents.

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					also encourage modal shift.	
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Actions Following Preferred Options Consultation: Pursue Option CE31.

Justification for Policy Approach: Cambridge East provides the opportunity to provide a range of facilities for leisure, the arts and culture to serve the new development and a wider needs of the City and potentially the Sub-Region, provided it is complementary to, and does not compete with the city centre function. This could include commercial leisure facilities such as a cinema or ice rink, where there is insufficient space for them in the city centre.

CE12 (11) Community Services Facilities, Leisure, Leisure, Arts and Culture – Public Art

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
Two options - Option 1 to provide for additional facilities to serve the city and sub-region and Option 2 to provide solely for the needs of the new residents. No reasonable alternatives.		P6/1		CE32 Leisure, Art and Culture - Alternative Option	We concur with the Council's rejection of this option as it may limit the range of facilities that could be provided, restricting demand; this may make facilities less viable in the long term.	General support for some facilities having a City or sub-region function.

Actions Following Preferred Options Consultation: Do not pursue Alternative Option.

Justification for Policy Approach: Cambridge East provides the opportunity to provide a range of facilities for leisure, the arts and culture to serve the new development and a wider needs of the City and potentially the Sub-Region, provided it is complementary to, and does not compete with the city centre function. This could include commercial leisure facilities such as a cinema or ice rink, where there is insufficient space for them in the city centre.

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CE12 (12-13) Community Services Facilities, Leisure, Leisure, Arts and Culture – Phase 1 North of Newmarket Road

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
Procedural policy with no reasonable alternatives.	-	-	-	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 not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about Phase 1. A comprehensive strategy should be devised to address these issues.

CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture

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
An alternative approach would be not to include any provision for faith, or provision in an alternative location.		P6/1	SS12	CE29 Faith - Preferred Approach	Acceptable - we assume the facilities would be multi-denominational.	Support for the provision of appropriate land for buildings for worship, but concerns that the policy should be more specific towards which faith groups will be served and that it should not be provided from the public purse.

Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Cambridge City Council has carried out an initial consultation with faith groups based in the City on their needs over the plan period. This suggests a need for the provision of additional buildings for worship, which should be located where they are most accessible, for example, in the District Centre.

CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture

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
The Preferred Approach would allow for the shared use of schools by the wider community. An alternative approach would be not to provide such shared use.		P6/1	SS12	CE26 Education: Preference for Community Schools - Preferred Approach	Acceptable, although the Councils should make clear what secondary education will be provided for residents of the area north of Newmarket Road since this area will be occupied before the school within the new settlement is built.	Objection to the secondary school being provided in the District Centre due to potential management and security issues. General support for primary schools to provide the community focus for district and local centres.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach. Pursue the Preferred Approach. The AAP should make it clear that the secondary school should not be located in the district centre in view of potential management and security issues.

Justification for Policy Approach: 10,000-12,000 dwellings will generate a need for 6-7 primary schools and one secondary school. All schools will be community schools, with focus on the family and could include other associated facilities such as early years' provision, health and out of school clubs. The Secondary school will be a large school which would enable it to make a wider provision for joint community use, building on the tradition for South Cambs and Cambridge City. It will be provided at a Local Centre rather than the District Centre in view of potential management and security issues. This would provide a more appropriate environment for pupils, at lunchtimes and before / after school. Having this type of facility with its wider community role attached to a Local Centre would generate a higher order of facilities and a wider range than would be supported at other Local Centres.

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CE12 Community Services Facilities, Leisure, Leisure, Arts and Culture

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
No reasonable alternatives.		P6/1		CE30 Emergency Services - Preferred Approach	Acceptable, although the provision of emergency health services should be mentioned, particularly for the area north of Newmarket Road. The Council proposes to reword this option to clarify these points.	General support but concerns over phasing.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: The police require accommodation (approx. 1,000sq.m) within or near to the District Centre, which could be shared with another suitable partner. The fire service has identified a need for a 2 bay fire station if their preferred approach of installing sprinklers in all domestic premises cannot be achieved. The needs of the ambulance service are still being assessed.

D7a-D7I Transport Objectives

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
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Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
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Actions Following Preferred Options Consultation:

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.

CE13 Road Infrastructure

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
Procedural policy with no reasonable alternatives.	PPG13	P8/1, P8/10		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 necessary to ensure suitable arrangements are in place for the provision of the necessary highway capacity to make the scheme acceptable in planning terms.

Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

CE13 (2) Road Infrastructure - A14 Access

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
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quay; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE38 A14 Interchanges _ Option 1	None of the options offers a clear advantage compared to the others. Options 2 and 3 involve additional land take whereas this option makes use of the existing infrastructure. All options would probably have some impact in the existing traffic flow.	Concerns were expressed over the capacity of local roads, traffic congestion, noise pollution and environmental issues.
Actions Following Preferred Options Consultation: Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quay for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
Justification for Policy Approach: Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

CE13 (2) Road Infrastructure - A14 Access

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
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Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quay; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE39 A14 Interchanges _ Option 2	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable transport systems within the sub-region.	Object because developments will all use inadequate, unsuitable and already congested roads for increased traffic. Some support for relying on two existing interchanges and restricting Ditton Lane to public transport only.
Actions Following Preferred Options Consultation: Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quay for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
Justification for Policy Approach: Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

CE13 (2) Road Infrastructure - A14 Access						
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
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quay; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west	PPG13	P9/9	T1	CE40 A14 Interchanges _ Option 3	On balance we consider this is the more sustainable option since it maintains road configurations bringing traffic into the settlement along an established main route,	Objections on the basis that Ditton Lane is unsuitable through road access to A14 as it is heavily congested; this option would not meet Structure Plan requirements; and would be enormously destructive of what remains of countryside in this area.

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facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.					avoiding the impacts associated with bringing in traffic from a new junction to the north.	
Actions Following Preferred Options Consultation: Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quay for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.						
Justification for Policy Approach: Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.						

CE13 (2) Road Infrastructure - A14 Access

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
Guided by Structure Plan policy P9/9. Four options - Option 1 a new interchange at Honey Hill to replace Ditton Lane and Quay; Option 2 Ditton Lane interchange restricted to public transport; Option 3 junction improvements to existing; Option 4 a half interchange with west facing slips at Honey Hill. An alternative would be to do nothing or provision of a new junction in a different location.	PPG13	P9/9	T1	CE41 A14 Interchanges - Option 4	This is a less sustainable solution. Its design appears to reflect concerns about commuting traffic between eastern Cambridge and the Science Park. We believe that this issue should be addressed in the first instance by providing good quality bus links.	Objections as Wilbraham Fen SSSI lies to the immediate south of the Quay interchange; raise pressure for a road to be created from the residential site onto High Ditch Road; unnecessary in traffic terms and would bring unnecessary engineering works into the Green Belt.

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Actions Following Preferred Options Consultation: Pursue Option CE40 subject to the following amendments: no change to current junctions at Ditton Lane and Quay for north of Newmarket Road; development of the Airport site will be dependent upon provision of improved and satisfactory access arrangements to A14 junction improvements, or provision of a new junction; design of north of Newmarket Road should not preclude future provision of a new junction.

Justification for Policy Approach: Structure Plan Policy P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision.

CE13 (3) Road Infrastructure – Primary Road Access

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
Guided by Structure Plan policy P9/9. An alternative approach could be for a different number or location of road accesses.	PPG13	P8/2, P9/9	T1	CE34 Road Access - Preferred Approach	Cambridge East will be a large urban extension, so restricting access to just five points could create bottlenecks around and within the development. At this point it is not possible to judge the impact without more detail of the layout of the site, although the strong promotion of sustainable transport policy should reduce the impact over time.	Some general support but concerns that existing roads are already heavily congested and feeling that nothing will improve this and may worsen the situation.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach subject to the following amendments: access onto Airport Way to be only at the Gazelle Way roundabout and the access to Barnwell Road to avoid crossing the LNR and otherwise minimise the impact on the reserve.

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Justification for Policy Approach: Structure Plan Policy P9/9 requires a new access road for north of Cherry Hinton. This is just one of the five new access points needed, to be phased, to support the development. Where possible, improvements to existing infrastructure are proposed to minimise the environmental impact. The AAP is a high level document and will be reviewed early to provide a clearer understanding of the necessary infrastructure. The County Council's Long Term Transport Strategy will be an important step in this regard.

CE13 (4-6) Road Infrastructure – Mitigating Traffic Impact

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
Guided by Structure Plan policy, as well as national policy. Opportunities for significant alternative approaches are limited.	PPG13	P8/3	-	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 necessary to ensure suitable arrangements are in place for the provision of the necessary mitigation measures to make the scheme acceptable in planning terms.

CE13 (7) Road Infrastructure – Orbital Movements

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
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Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE35 Orbital Movements - Option 1	None of the options offers a clear advantage compared to the others. Options 2 and 3 involve additional land take whereas this option makes use of the existing infrastructure. All options would probably have some impact in the existing traffic flow.	Mixed response with some support for improving orbital capacity, but opposition to creating a ring road effect, encouraging development up to the boundary, and generating extra traffic.
<p>Actions Following Preferred Options Consultation: Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.</p> <p>Justification for Policy Approach: Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.</p>						

CE13 (7) Road Infrastructure – Orbital Movements

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
Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE36 Orbital Movements - Option 2	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable	Mixed response with some support for improving orbital capacity, but opposition that orbital roads are not the most efficient means of distributing travel movements and are likely to induce extra car travel.

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					transport systems within the sub-region.	
<p>Actions Following Preferred Options Consultation: Do not pursue Option 2 (CE36). Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.</p> <p>Justification for Policy Approach: Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.</p>						

CE13 (7) Road Infrastructure – Orbital Movements						
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
Guided by Structure Plan policy P9/9. Three options - Option 1 to improve capacity on existing routes for all traffic; Option 2 to build additional roads; Option 3 development orbital routes for public transport only. No reasonable alternatives.	PPG13	P8/2, P9/9	T1	CE37 Orbital Movements - Option 3	Not sustainable. This policy could result in considerable land take and would not be consistent with aims of moving towards demand management (national policy objective) or the aim of promoting sustainable transport systems within the sub-region.	Mixed response with some support for improving orbital capacity for public transport only, but opposition to creating a ring road effect, encouraging development up to the boundary, generating extra traffic and public transport not moving orbitally.
<p>Actions Following Preferred Options Consultation: Do not pursue Option 3 (CE37). Pursue Option 1 (CE35) subject to further examination upon the review of the AAP.</p>						

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Justification for Policy Approach: Structure Plan Policy P9/9 recognises the need to accommodate orbital movements around Cambridge to avoid the city centre and connect the major development sites. The County Council as highways authority will keep under review the capacity of orbital routes, and if traffic forecasts demonstrate that additional capacity will be needed over the lifetime of the development, developer contributions will be required towards such. The County Council's Long Term Transport Strategy will be an important step in this regard.

CE13 (8) Road Infrastructure – Park and Ride

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
Alternative approaches could be to leave the site where it is, which would miss the opportunity for the development of a recreational urban park, or find alternative locations for it to move to.	PPG13			CE43 Park and Ride - Preferred Approach	Acceptable - some limited biodiversity impacts are offset by the need to relocate this facility to encourage public transport use and generate compensating benefits in public open space provision in the development itself.	Objections to the relocation of the Park and Ride site as unnecessary, resulting in a loss of Green Belt, and alternative locations suggested.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: CE/3 (1) proposes the site for Cambridge East, which includes the present Newmarket Road Park and Ride site, which is to be relocated to allow a holistic approach to development north of Newmarket Road. Although not part of Phase 1, the site will need to be relocated prior to development of subsequent phases north of Newmarket Road to ensure continued operation. It is proposed to relocate the site adjacent to the country park, which could intercept traffic further out of the city and reduce the volume of traffic along Newmarket Road, and would provide a shared parking facility for users of the Country Park, obviating the need for a further car parking facility and minimising the impact on the environment.

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CE14 (1) Alternative Modes and Parking

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
Procedural policy with no reasonable alternatives.	PPG13	P8/1 - 6, P8/8 - 10		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 necessary to ensure suitable arrangements are in place for the provision of alternative modes and car and cycle parking to make the scheme acceptable in planning terms.

CE14 (2-4) Alternative Modes and Parking – Public Transport

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
Guided by Structure Plan policy P9/9. An alternative approach could be for a different number of routes, to different destination points in the City, along different routes.	PPG13	P8/1, P8/2, P8/3, P8/6, P8/10, P9/9	T1, T13, T14	CE42 External Public Transport – Preferred Approach	Acceptable.	General support provided public transport will be initiated quickly. Objection to the lack of recognition of Fleam Dyke which is archaeological importance and the guided bus severing the green corridor and / or damaging areas of ecological value.

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

Justification for Policy Approach: For Cambridge East to be sustainable all development will need to be within 400m of HQPT, to provide travel choice. Structure Plan Policy P9/9 requires the provision of a rapid transit link to the City Centre, which will be the focus for most routes, with associated bus priority measures. Other HQPT links should be provided to provide links to key destinations around Cambridge including Cambridge Northern Fringe (including the Science Park and new Chesterton Interchange), the Railway Station and Addenbrooke's Hospital. These will provide further opportunities for multi-modal interchange to other destinations around the city and beyond.

CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure

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
	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T14	CE44 External Cycle Links - Preferred Option	Acceptable. We also suggest that the option should be reworded because providing cycleways does not ensure the target will be met - it makes its achievement more likely.	General support, but concerns regarding lighting. Some objections to further encroachment onto Commons by tarmac cycleways.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.

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CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure

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
	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T14	CE45 External Cycle Links - Alternative Option	This option provides for unlit cycleways which, while reducing light pollution, has consequences for cyclists' personal safety. If option CE44 results in lighting at appropriate places then this option is less attractive.	Objections as lighting is seen as essential for personal security and general cycle usage.

Actions Following Preferred Options Consultation: Do not pursue the Alternative Option.

Justification for Policy Approach: Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.

CE14 (5) Alternative Modes and Parking – Cycle, Pedestrian and Horse Riding Infrastructure

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
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		P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, PPG13 P9/9	T1, T12, T14	CE46 External Cycle Links – Rejected Option	This option and supporting text does not clarify how much of the infrastructure would be shared. While cycling facilities need to be integrated with other forms of sustainable transport there is no reason why they must share infrastructure. Separation of cycle routes from all forms of traffic as far as possible appears to be a preferred option and therefore we concur with the Council's decision to reject this option.	General support for the rejection of this option.
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Actions Following Preferred Options Consultation: Do not pursue the Rejected Option.

Justification for Policy Approach: Various Structure Plan policies promote the use of sustainable modes of transport - walking and cycling. Cambridge East presents the opportunity to plan at the outset for these modes (and horse riders). A network of routes, with associated infrastructure, will be provided both within the development and connecting with the rest of Cambridge, surrounding villages and the wider rights of way network. Lighting is important for safety, and will be provided in accordance with the surroundings.

CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards

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
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Guided by Structure Plan policy P8/5. A variety of options exist as to what car parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG3, PPG13	P8/5	T1, T14, T16	CE48 Car Parking Standards – Preferred Approach	Acceptable. We recommend the option text could be clarified to distinguish between residents' parking provision and that for retail / service areas. In the immediate period after the District Centre is operational car parking controls should not be so strict that they discourage people from visiting the facilities, especially those from outside Cambridge East. A modal shift is encouraged this option could be superseded by CE49.	General support but the standard will need to be reviewed over time.
<p>Actions Following Preferred Options Consultation: Pursue the Preferred Approach. Include parking standards within the AAP.</p> <p>Justification for Policy Approach: Structure Plan Policy P8/5 requires car parking standards to be expressed as Maximum Standards and lower levels to be provided where means of travel other than the private car are available or can be provided and where high density development associated with central facilities limits the potential for car parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards. The standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. Lower provision will be expected in locations close to facilities and services and HQPT. Developers will be required to demonstrate they have considered opportunities for reducing car parking, through shared provision and / or car pooling schemes, as is more conducive to high density development. Account will be had to the need to provide enough car parking in the initial phases of development at the District / Local Centres to ensure their viability, therefore there is flexibility.</p>						

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CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards

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
Guided by Structure Plan policy P8/5. A variety of options exist as to what car parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG3, PPG13	P8/5	T1, T14, T16	CE49 Car Parking Standards – Alternative Approach	As explained for CE48 it will be important not to control parking so strictly initially that people are discouraged from visiting the District Centre, but in due course this more stringent option could be implemented to encourage modal shift.	A mixed response with some support for more stringent standards in areas of high density development but also objection to a stringent approach as inappropriate for an edge of Cambridge site.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Structure Plan Policy P8/5 requires car parking standards to be expressed as Maximum Standards and lower levels to be provided where means of travel other than the private car are available or can be provided and where high density development associated with central facilities limits the potential for car parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards. The standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. Lower provision will be expected in locations close to facilities and services and HQPT. Developers will be required to demonstrate they have considered opportunities for reducing car parking, through shared provision and / or car pooling schemes, as is more conducive to high density development. Account will be had to the need to provide enough car parking in the initial phases of development at the District / Local Centres to ensure their viability, therefore there is flexibility.

CE14 (6) Alternative Modes and Parking – Car and Cycle Parking Standards

Potential For Alternative Approaches	PPG / PPS	Structure Plan	Draft RSS	Preferred Options	Initial Sustainability Appraisal Result Summary /	Summary of Result of Preferred Options Public Participation
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Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

				Report	Changes	
Guided by Structure Plan policy P8/8. A variety of options exist as to what cycle parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the City Council's Local Plan.	PPG13	P8/8	-	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: Structure Plan Policy P8/8 requires the provision of adequate cycle parking. It is important to create a culture where the car is the least preferred mode within the development. This will partly be influenced by car parking standards and availability of high quality cycle infrastructure, including secure parking, particularly at key destinations. The minimum standards in the City Local Plan will form the starting point, as Cambridge East is an urban extension. However, there may be some locations, such as at the District and Local Centres where higher standards will be expected, to meet the needs of a high density development.						

CE14 (1-5) Alternative Modes and Parking						
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
Guided by Structure Plan policy P8/2. An alternative approach could be a different threshold for accessibility to a bus stop.	PPG13	P8/1, P8/2, P8/3, P8/8, P8/9, P8/10, P9/9	T1, T12, T13, T14	CE47 Internal Trips - Preferred Approach	Acceptable.	General support for a network of dedicated and segregated routes for cyclists and pedestrians. But objections to the targets for bus stops as they mean nothing if the buses don't go where people want to go or the buses cannot cope with people with shopping.

Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: This principle has been developed in CE/14 (1-5).

CE15 (1) Transport for North of Newmarket Road

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
Guided by Structure Plan policy P9/9, the Preferred Approach includes provision for all modes. No reasonable alternatives.	PPG13	P8/2, P9/9	T1, T12, T13	CE33 Transport for North of Newmarket Road - Preferred Approach	Acceptable, though possibly the option should have additional wording to emphasise the priority given to walking and cycling. Add bullet point: "Internal design to prioritise internal movements by foot or cycle rather than the car."	Some general support but objections on the basis that there is already major traffic problems. Specific objections received - there should be no access onto High Ditch Road (even for public transport); north of Newmarket Road would require two vehicular access points; north of Newmarket road shouldn't be required to contribute towards the A14 junction improvements.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach subject to the following amendments: two road access points to Newmarket Road, use Redeposit Draft Cambridge Local Plan Car Parking standards, design should not prevent future provision of public transport only access onto High Ditch Road, design of north of Newmarket Road should not preclude future provision of a new junction onto the A14 between the existing Quy and Ditton Lane junctions, as a replacement for the Ditton Lane junction.

Justification for Policy Approach: The Structure Plan requires all new development to make provision for integrated and improved transport infrastructure to increase the ability to move by cycle, public transport and on foot (Policy P8/2). The first phase of development north of Newmarket road could generate in the order of 8,500 trips into and out of the site each day by all modes and it is necessary to provide adequate infrastructure to serve the development.

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CE15 (2) Transport for North of Newmarket

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
Options examined at CE13 (2) Road Infrastructure - A14 Access Road	PPG13	P9/9	T1	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 P9/9 requires the provision of a new access onto the A14 to replace the existing Fen Ditton interchange. However, it has yet to be determined how best to provide improved access to the A14 whilst minimising impact upon the A14. The County's Long Term Transport Strategy will be an important step in this regard. The existing junction configuration should be retained in respect of Phase 1, which is not dependent upon any improvement, although the design of Phase 1 should not preclude future provision

D8a-D8h Landscape Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Cambridge East Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation:

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.

CE16 (1-5) Landscape Principles

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
There are no reasonable alternatives.	-	P7/4	-	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 not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about landscape. This will be addressed through various strategies, including a Landscape Strategy.

CE17 (1-7) Landscaping within Cambridge East

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
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A variety of options exist as to how to provide for landscaping within the new urban quarter, but is guided by Structure Plan Policy P7/4 and to some extent by the character of Cambridge city and the immediate surroundings.	-	P7/4	-	Not included	Not applicable as not included in Preferred Options report.	Not applicable as not included in Preferred Options report.
Actions Following Preferred Options Consultation: Not applicable as not included in Preferred Options report.						
Justification for Policy Approach: A policy is necessary to set out comprehensively the requirements for a variety of landscaping measures appropriate to specific parts of the new urban quarter, to ensure sensitive integration.						

CE17 (8) Landscaping within Cambridge East - The Landscaping of Open Spaces						
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
There are no reasonable alternatives.		P7/4	SS8	CE68 Landscaping Recreational Areas - Preferred Approach	Acceptable, however the biodiversity benefits for this area would be maximised by retaining natural vegetation as far as is practicable.	General support for this approach, although "naturalistic planting" should be defined.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: A Landscape Strategy will be prepared for the whole urban quarter which incorporates a range of landscape character to reflect the character of the area, and may include formal tree and shrub planting within the denser urban areas, to areas of more naturalistic planting within larger open spaces and boundary areas. The retention and management of existing established trees and hedges should be encouraged resulting in early landscape benefits and minimising the loss of established habitats, where this is consistent with the landscape strategy.						

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CE18 (1-2) Linking Cambridge East to its Surroundings

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
There are no reasonable alternatives.		P7/4, P7/5				

Actions Following Preferred Options Consultation:

Justification for Policy Approach: A policy is necessary to ensure adequate landscaping of a nature in keeping with its surroundings is provided to mitigate the impact of new access roads and ensure landscaped areas and open areas are connected to provide a comprehensive green and landscaped network.

D9/a-D9/l Biodiversity Objectives

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
				Not included.		

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Actions Following Preferred Options Consultation:

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.

CE19 (1-5) Biodiversity

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
There are no reasonable alternatives.				Not included.		

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity.

CE/20 (1, 3-4) Existing Biodiversity Features

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

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There are no reasonable alternatives.	PPG9	P7/2		Not included.		
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Actions Following Preferred Options Consultation:

Justification for Policy Approach: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about biodiversity. Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through surveys and management strategies, which will identify features for retention.

CE20 Existing Biodiversity Features – Management Strategy

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
There are no reasonable alternatives.	PPG9	P7/2	SS8, ENV1	CE53 Landscape and Biodiversity Management Plan – Preferred Approach	Acceptable - again community involvement in planning is a plus, and their involvement in management might be considered.	Support landscape and biodiversity management, but request the strategy is drawn up prior to development commencing.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

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Justification for Policy Approach: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about how maintenance and management of public open space will be dealt with, including issues of community involvement and funding. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must be worked up more fully as part of a planning application, on which there will be public consultation. It is also important to make the link between the management of open spaces which have a variety of uses and which need an integrated approach to management, such as landscape, biodiversity, rights of way and drainage. A single ownership of facilities offers significant benefits, and should be required.

CE21 (1-4) New biodiversity Features

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
There are no reasonable alternatives.	PPG9	P7/2	ENV1	CE51 Biodiversity: Habitat Creation – Preferred Approach	Acceptable. We suggest changing the final word in the option text from biodiversity to wildlife. Amend text: "...incorporated with the built-up areas in order to increase the biodiversity value of such areas (where practical), and to increase people's opportunities to experience nature and wildlife."	Support for the green corridor, urban park, and water features for increasing biodiversity. Objection on the basis that the density and type of development will not increase biodiversity. A suggestion that the green corridors should not be bisected by major roads - which should be tunnelled.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through the Landscape Strategy, which will also address opportunities landscaping offers to maintain and create new wildlife habitats thus increasing biodiversity.

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CE21 (1-4) New biodiversity Features

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
	PPG9	P7/2	ENV1	CE52 Biodiversity: Water Features – Preferred Approach	Acceptable.	Support for the innovative use of measures to help wildlife gain and habitats.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Structure Plan Policy P7/2 requires the preservation and enhancement of biodiversity. This will be addressed through the Landscape Strategy, which will also address opportunities landscaping offers to maintain and create new wildlife habitats thus increasing biodiversity.

D10/a-D10/c Archaeology and Heritage Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

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Actions Following Preferred Options Consultation:

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.

CE22 Archaeology

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
There are no reasonable alternatives.	PPG16	P7/6	ENV5	CE54 Archaeology - Preferred Approach	Acceptable. Development of the site will give archaeologists a chance to examine relics which they are denied at present. We recommend the option might be extended to require developers to provide contingencies in development plans to allow time to examine finds so that this does not interfere with construction.	General support, but concerns that an archaeological assessment should be submitted as part of any planning application.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach and revise policy in the AAP to read: "...will be undertaken, and submitted as part of any planning application for development, to ensure the archaeological implications are understood and, as far as possible, any adverse impacts are mitigated. Any important remains will then be protected."

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Justification for Policy Approach: There is evidence of continuous development and use from the earliest period, with 37 sites recorded on and around the airport on the Cambridgeshire Sites and Monuments record. There are likely to be further remains on and around the airfield which must be investigated prior to any development on site.

CE23 Built Heritage

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
Two options - Option 1 the retention of Listed Buildings and structures of historic value to Cambridge; Option 2 retention of Listed Buildings. There are no reasonable alternatives.	PPG15	P7/6	ENV5	CE55 Built Heritage - Preferred Option	Our assessment suggests this is marginally inferior to the Alternative Option. If the old hangars were retained this would impede development of land that is earmarked for housing, and this would appear to affect the design of this part of the settlement.	A mixed response with some support for a less prescriptive approach, disagreeing with the SA / SEA Report, and some objection.

Actions Following Preferred Options Consultation: Pursue the Preferred Option and ensure policy in AAP requires a detailed assessment to be undertaken to identify which significant airport buildings and structures and their settings are representative of a significant chapter in Cambridge's history, eg early hangars and the control tower, and may have potential to be retained and reused as positive features and landmarks in the future development.

Justification for Policy Approach: The policy seeks to retain buildings and structures of heritage interest, and requires a comprehensive site survey to establish the extent and character of their settings, and potential long-term uses.

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CE23 Built Heritage

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
Two options - Option 1 the retention of Listed Buildings and structures of historic value to Cambridge; Option 2 retention of Listed Buildings. There are no reasonable alternatives.	PPG15	P7/6	ENV5	CE56 Built Heritage - Alternative Option	We consider this is the preferred option as the listed buildings lie within the zone of mixed land use improving opportunities to preserve and (ideally) re-use them sympathetically. The location of hangars appears to coincide with land allocated for housing, suggesting that they could not be retained without affecting the design of this part of the settlement.	A mixed response with some support for a less prescriptive approach and some objection.

Actions Following Preferred Options Consultation: Do not pursue Alternative Option CE56.

Justification for Policy Approach: The policy seeks to retain buildings and structures of heritage interest, and requires a comprehensive site survey to establish the extent and character of their settings, and potential long-term uses.

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D11/a-D11/d Meeting Recreational Needs Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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.

CE24 Public Open Space and Sports Provision - Public Open Space

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
Two options - Option 1 the City's Local Plan standards apply; Option 2 each Council's standards apply to their respective areas. There are no reasonable alternatives.	PPG17	P4/1	C5	CE57 Public Open Space - Preferred Option	In terms of integrating the design of Cambridge East into the rest of the city it appears more appropriate to adopt the City's standards for space provision since these will reflect standards for	General support, but the AAP needs to specify the standards. One suggestion for the adoption of English Nature's "Accessible Green Space Standards".

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					urban provision and (indirectly) a response to current land pressures within the city.	
Actions Following Preferred Options Consultation: Pursue the Preferred Option and include the City Redeposit Local Plan open space standards in the submission AAP.						
Justification for Policy Approach: Public Open Space will be required consistent with its role as an urban quarter of significant size, in accordance with the standards in the City Local Plan.						

CE24 Public Open Space and Sports Provision - Public Open Space						
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
Two options - Option 1 the City's Local Plan standards apply; Option 2 each Council's standards apply to their respective areas. There are no reasonable alternatives.	PPG17	P4/1	C5	CE58 Public Open Space - Alternative Option	More appropriate to use the City's provision standards.	Some support for the Preferred Option and some objection to this approach.
Actions Following Preferred Options Consultation: Do not pursue Alternative Option CE58.						
Justification for Policy Approach: Public Open Space will be required consistent with its role as an urban quarter of significant size, in accordance with the standards in the City Local Plan.						

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CE24 (2-4) Public Open Space and Sports Provision – Formal Sports Provision

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
There are no reasonable alternatives.	PPG17	P4/1	C5	CE60 Formal Sports Provision - Preferred Approach	Option is procedural and cannot be assessed.	Some support and suggestions for other facilities to be included. Some objection suggesting the wording needs to make it explicit that the list of facilities is indicative and will be addressed through a Play Strategy.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach and include a requirement for the preparation of a Play Strategy.

Justification for Policy Approach: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about what formal sports provision will be required. A strategy for Formal Sport (to be completed in partnership with Cambridgeshire Horizons and other partners) will enable the comprehensive planning of Cambridge East, and also take into account the needs of the sub-region.

CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision

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
An alternative option could be for not locating indoor sports facilities at the secondary school and for the provision of a different range facilities.	PPG17	P4/1	C5	CE61 Dual Use Sports Provision – Preferred Approach	Acceptable. Some rewording is necessary because of possible confusion with option CE64. Amend text: "...artificial turf	

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					pitches (the level of community use of outdoor facilities is dealt with earlier in Option CE28)."	
<p>Actions Following Preferred Options Consultation: Pursue the Preferred Approach.</p> <p>Justification for Policy Approach: Cambridgeshire has a developed network of community colleges and village colleges which provide dual use sports facilities for both schools and community use. This works well where the existing policy base is to base main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. Dual use offers a good value approach and ensures that all people have access to good quality, local sports facilities, and encourages greater after school sport for young people and gives priority to community use in the evenings and weekends.</p>						

CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision

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
Two options - Option 1 for school playing fields to count towards open space standards and Option 2 not counting towards the standards. No reasonable alternatives.	PPG17			CE27 Education: Playing Fields as Contributions to Open Space Requirements - Option 1	The two options are not mutually exclusive and both could be pursued to achieve cost effective provision of public spaces by including school playing fields only where access is not constrained, and by making separate provision elsewhere. Add text to the end of CE27: "...This would mean less	A mixed response, but more objections than support for school playing fields counting towards public open space.

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					public open space outside educational ownership is required."	
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Actions Following Preferred Options Consultation: Option 1 not to be pursued.

Justification for Policy Approach: Grass sports pitches at primary and secondary schools do not count towards public open space standards as inclusion would lead to an over use of school pitches and access cannot always be guaranteed by the schools.

CE24 (5) Public Open Space and Sports Provision – Location of Sports Provision

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
Two options - Option 1 for school playing fields to count towards open space standards and Option 2 not counting towards the standards. No reasonable alternatives.	PPG17			CE28 Education: Playing Fields as Contributions to Open Space Requirements - Option 2	This option is not mutually exclusive to Option 1. It can be pursued where public access is not available in order that there is adequate provision to meet open space standards. Add text to the end of CE28: "...As such, full open space provision would be in public ownership, with additional space to meet requirements	General support that open spaces are needed but not include playing fields from schools.

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					of schools."	
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Actions Following Preferred Options Consultation: Pursue Option CE28.

Justification for Policy Approach: Grass sports pitches at primary and secondary schools do not count towards public open space standards as inclusion would lead to an over use of school pitches and access cannot always be guaranteed by the schools.

CE24 (6) Public Open Space and Sports Provision – Accessibility to Outdoor Sport Pitch Provision						
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
Alternative options could include a range of distances to formal sports provision.	PPG17	P4/1	C5	CE59 Distance to Formal Sport – Preferred Approach	Acceptable, although given the size of the development is this inevitable for all except the disabled?	General support for this approach.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: In accordance with PPG17, paragraph 7, local standards for accessibility are included, equivalent to 10-15 minute walking time.						

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CE24 (7) Public Open Space and Sports Provision – Location of Children’s Play Areas and Youth Facilities

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
An alternative option would be not to include the community in the development of play areas.				CE62 Community Involvement – Preferred Approach	Acceptable.	General support.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: There is considerable benefit in involving children and young people in the design of play areas. This can help develop community spirit and a feeling of ownership by local people. It can also help reduce future vandalism.

CE24 (7) Public Open Space and Sports Provision – Location of Children’s Play Areas and Youth Facilities

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
Alternative options could include a range of distances to formal sports provision.	PPG17	P4/1	C5	Not included.		

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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Distribution of play space is important to ensure provision meets local needs. Standards are based on National Playing Fields Association recommendations.

CE24 (8) Public Open Space and Sports Provision – Urban Park

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
An alternative approach could be not to provide an urban park, or to locate it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE63 Urban Park – Preferred Approach	Acceptable. Sympathetic with well-integrated urban design.	General support for this approach. One suggestion for the adoption of English Nature's "Accessible Green Space Standards".

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Given that Cambridge East will be a high density development, it will be important to ensure those living in, working in and visiting these areas have easy access to high quality open space. The Green Corridor will serve the southern parts of the urban quarter. However the northern part of the development will be some distance from the corridor and the provision of a formal urban park in the Newmarket Road area will help meet the needs in this area. The existing Park and Ride site has a mature and attractive landscape setting and offers the opportunity to create a high quality park in the heart of the northern part of the urban quarter.

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CE24 (9) Public Open Space and Sports Provision – Water Features

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
Any other options would be a variation on the theme.	PPG9			CE67 Water Features – Preferred Approach	We have concerns about the impact of the large lake on the space available for other planned land uses within the corridor, although the option contributes to the quality of urban open space and supports drainage / flood relief objectives.	General support, although concerns that the water features should not count towards open space provision and there should be provision of informal spaces such as reed beds.
Actions Following Preferred Options Consultation: Pursue the Preferred Option and clarify that any water features within the Green Corridor and outside the built-up area should include more informal areas such as reed beds. Within the urban area a more formalised approach to water features is proposed, although the benefits of including planting for biodiversity and water quality remain.						
Justification for Policy Approach: Water Features are dealt with in the Drainage Chapter - They have the additional benefit of providing the opportunity for water based recreation, and non-motorised sports, where compatible with biodiversity etc.						

CE24 (9) Public Open Space and Sports Provision – Phasing and Delivery of Open Space

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
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There are no reasonable alternatives - required by Structure Plan policy P9/2c.	PPG17		CE70 Phasing and Delivery of Open Space – Preferred Approach	Option is primarily procedural although in principle it supports sustainability objectives.	A mixed response with objections suggesting phasing should include any new / improved access to the countryside, and it should clarify that both sport and recreational facilities should be delivered.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach and clarify that recreational facilities include sports facilities, and add that any new / improved access to the wider countryside should also be phased through the development.					
Justification for Policy Approach: It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing of sports pitches is particularly relevant, as they need to be established for up to 2 years before they can be used therefore the early implementation should be a condition of any planning permission.					

CE25 (1) Countryside Recreation

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
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE71 Countryside Recreation - Preferred Option	We ask the Council to consider whether strategic open space should be provided by a managed approach (ie. by creating a country park which is partly an artificial area), or by providing facilities to encourage greater use and enjoyment of the existing countryside. If Strategic Open Space policy requires the Council to provide a	General support, although some objections to the location north of Teversham and perceptions of engulfing Teversham.

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					country park or its equivalent then we concur that this is the preferred approach.	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.

CE25 (1) Countryside Recreation

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
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE72 Countryside Recreation - Rejected Option 1	We concur with the Councils' assessment.	A mixed response with some support for this option being rejected, but others supporting a country park to the south of Teversham given the development pressure in the area.

Actions Following Preferred Options Consultation: Do not pursue Rejected Option 1.

Justification for Policy Approach: A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.

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CE25 (1) Countryside Recreation

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
Three options - Option 1 located north of Teversham; Option 2 south of Teversham; Option 3 north of High Ditch Road. An alternative could be not to provide a country park, or provide it in a different location.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE73 Countryside Recreation - Rejected Option 2	We concur with the Councils' assessment.	Support for the rejection of this option.

Actions Following Preferred Options Consultation: Do not pursue Rejected Option 2.

Justification for Policy Approach: A Strategic Open Space study has been undertaken and identifies a general deficiency in Cambridgeshire. As a major new community, Cambridge East will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside - which has been translated into a need for areas of open access where people can also find facilities which would enable them to experience informal countryside leisure activities - a country park. The site to the north of Teversham will link to the Green Corridor providing a continuous area of greenspace from the countryside to Coldhams Common, which will maximise the recreational benefit.

CE25 (2) Countryside Recreation

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
Guided by Structure Plan policy P4/1, there are no reasonable alternatives.	PPG17	P4/1, P4/2	SS8, ENV1, C5	CE74 Access to the Countryside – Preferred	Acceptable. As the comments above indicate we consider it might be preferable to focus strategic	Support for this approach.

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				Approach	policy on encouraging more people to use the existing rights of way. This objective would be assisted by enabling access through footpaths and other links starting within Cambridge East.	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach and include reference in the supporting text to the Landscape East project of the "Bridge of Reeds" in connection with the Wicken Fens vision and highlight the relationship of this evolving proposal with the possible new road access onto the A14.

Justification for Policy Approach: It is not possible or appropriate for the AAP as a high level planning policy document prepared at an early stage in the process of developing the urban quarter to be prescriptive about what improvements to the Rights of Way network will be required. A comprehensive strategy should be devised to improve access from Cambridge East into the wider countryside through footpaths, bridleways, and cycleways connecting wherever possible with areas of Strategic Open Space.

D12/a-D12/g Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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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.

CE/26 (1) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Surface Water Drainage

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
Two options - Option 1 make use of the water as features; Option 2 store and remove water. Any other options would be a variation on these themes.	PPG25	P6/4	ENV9	CE75 Surface Water Drainage - Preferred Option	Acceptable. The Council proposes to amend the text: "...These could form a variety of design features through the urban quarter, feeding to water holding features, including a large, permanent lake in the green corridor."	General support, although some fears for increased flooding and suggestions for more measures to be included for flood attenuation. Some detailed comments suggesting alternative wording.
Actions Following Preferred Options Consultation: Pursue the Preferred Option, and include this statement in the policy "Whilst the site is not at direct risk of flooding from fluvial sources, a Flood Risk Assessment (FRA) will be required to assess the surface water drainage proposals for the site which must be undertaken on a strategic scale for the site as a whole." Also ensure that the reasoned justification to the policy include reference to swales, porous surfaces, green roofs and other measures.						
Justification for Policy Approach: Development will require the preparation of a Flood Risk Assessment on a strategic scale for the development as a whole to address any potential flood risk and identify the types of SuDS drainage facilities and maintenance arrangements. SuDS principles not only manage run-off, but also provides features with drainage, recreation, biodiversity and amenity value. These will provide permanent water features for biodiversity - wetland habitats and reed beds, and recreation (see recreation chapter).						

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CE/26 (1) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal– Surface Water Drainage

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
Two options - Option 1 make use of the water as features; Option 2 store and remove water. Any other options would be a variation on these themes.	PPG25	P6/4	ENV9	CE76 Surface Water Drainage - Rejected Option	We concur that this option merely manages the runoff and does not seek to re-use water appropriately within the settlement, which is a pre-requisite for it being considered sustainable.	Support for the rejection of this option.

Actions Following Preferred Options Consultation: Do not pursue Rejected Option.

Justification for Policy Approach: Development will require the preparation of a Flood Risk Assessment on a strategic scale for the development as a whole to address any potential flood risk and identify the types of SuDS drainage facilities and maintenance arrangements. SuDS principles not only manage run-off, but also provides features with drainage, recreation, biodiversity and amenity value. These will provide permanent water features for biodiversity - wetland habitats and reed beds, and recreation (see recreation chapter).

CE/26 (2) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Foul Drainage and Sewage Disposal

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
Alternative options are a substantial expansion of the Teversham STW or an alternative new STW near to the urban extension.	PPG25	P7/12	ENV9	CE77 Foul Drainage and Sewage Disposal –	Acceptable in principle provided that the works at Milton has the capacity to accommodate the extra	Support for this approach.

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				Preferred Approach	processing, and that this would not add significantly to any of the environmental impacts normally associated with sewage treatment.	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Anglian Water are currently undertaking an appraisal of the sewerage provision for the whole of the catchment and the outcome will inform the approach for Cambridge East. It is anticipated that foul water produced will be directed to Cambridge Sewage Treatment Works to take advantage of consolidating existing facilities. However, the approach in CE/26(2) provides flexibility to ensure there will be sufficient capacity in place to accommodate foul water without detrimental impacts, for example from flooding.

CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

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
Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE78 Management and Maintenance of Watercourses - Preferred Option	This is a procedural option which it is not appropriate to assess.	Support for this approach.

Actions Following Preferred Options Consultation: Pursue the Preferred Option. Ensure that in the policy derived from CE78 all surface water drainage and SuDS are clearly included as well as water bodies and watercourses.

Justification for Policy Approach: It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.

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CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

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
Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE79 Management and Maintenance of Watercourses - Rejected Option 1	This is a procedural option which it is not appropriate to assess.	Support for the rejection of this approach.

Actions Following Preferred Options Consultation: Do not pursue Rejected Option 1.

Justification for Policy Approach: It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.

CE/26 (3-4) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Watercourses

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
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Three options - Option 1 a publicly accountable trust; Option 2 by Councils; Option 3 Anglian Water. There are no reasonable alternatives.			SS14, ENV9	CE80 Management and Maintenance of Watercourses Rejected Option 2	This is a procedural option which it is not appropriate to assess.	Support for the rejection of this approach.
Actions Following Preferred Options Consultation: Do not pursue Rejected Option 2.						
Justification for Policy Approach: It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet.						

CE/26 (5) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Water Conservation						
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
Alternatives available on the specific water conservation measures sought.			ENV6, ENV9	CE81 Water Conservation - Preferred Approach	Acceptable. Some subsequent rewording might be considered to make clear the relationship between this option and CE75.	General support for this approach, although a concern was raised about the availability of water to supply the development.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: Water consumption of new development was identified as a key issue in the Sustainability Appraisal Scoping Report. The scale of development require action to be taken to conserve water. The 25% target offer a realistic and achievable goal.						

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D13/a-D13/b Telecommunications Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
Actions Following Preferred Options Consultation:						
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.						

CE27 Telecommunications

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
There are no reasonable alternatives.	PPG8	P6/5	E6	CE82 Telecommunications	Acceptable. Sustainability benefits depend on how affordable the facilities / services are, although pre-providing a common infrastructure is helpful. The	Support for this approach.

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					option might be more specifically worded to identify obvious synergies with attracting an appropriate business mix to the settlement, and support for library services and other community facilities. Also an infrastructure component offering potential benefits to the disabled or house-bound.	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.

D14/a-D14/h Natural Environment Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

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Actions Following Preferred Options Consultation:

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.

CE28 (1-2) Energy – Energy Efficiency

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
Alternative approaches would be to operate a different standard for Cambridge East, but standards in the Cambridge City Local Plan and South Cambridgeshire Core Strategy guide standards.	PPS1, PPS22	P1/3	ENV8	CE84 Energy Conservation – Preferred Approach	Acceptable.	A mixed response with some general support and some seeing this as an issue which should be dealt with by Building Regulations.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach and include specific policy in AAP relating to energy conservation, consistent with response in GO-East representations to South Cambs Core Strategy.

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.

CE28 (3) Energy – Renewable Energy Technologies in New Development

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
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Alternative approaches would be to operate a different standard for Cambridge East, but standards in the Cambridge City Local Plan and South Cambridgeshire Core Strategy guide standards.	PPS22	P1/3, P7/7	ENV8	CE83 Energy Provision – Preferred Approach	Acceptable however some changes to the priorities for different types of renewable energy are recommended in the assessment of the South Cambridgeshire Core Strategy DPD (options CS59 and CS60).	A mixed response with general support, although some support for a higher target and some objection to imposition of rigid targets.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach and include specific energy provision policy in the AAP. Ensure that the policy derived from CE83 will require developers to maximise energy efficiency through sustainable design and construction but also encourage developers to achieve energy efficiency standards above the minimum standards.						
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.						

CE29 Sustainable Building Methods and Materials						
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
The only alternative, a "do nothing" option, is clearly inferior.	PPS1	P1/3		Not included.		
Actions Following Preferred Options Consultation:						

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Justification for Policy Approach: A sustainable approach.

CE/30 (1-2) Noise

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
The only alternative, a "do nothing" option, is clearly inferior.	PPG24	P7/8		CE86 Noise – Preferred Approach	Acceptable, although we would assume adequate noise abatement measures would be a pre-requisite for any individual planning application to be approved.	General support for this approach.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: In accordance with the Structure Plan, an assessment of potential noise impact will be required and appropriate mitigation to minimise the noise impact on new and existing noise sensitive land uses.

CE/31 (1-2) Air Quality

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
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The only alternative, a "do nothing" option, is clearly inferior.	PPS23	P7/8		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: In accordance with the Structure Plan, an assessment of potential impact on air quality will be required and appropriate mitigation to minimise the impact on new and existing land uses, particularly residential.						
<u>CE/32 Land Contamination</u>						
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
There are no reasonable alternatives.	PPS23	P7/8		Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: In accordance with the Structure Plan, local planning authorities must ensure the land is suitable for the intended use before granting planning permission.						

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D15a An Exemplar in Sustainability Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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.

CE33 An Exemplar in Sustainability

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
The only alternative, a "do nothing" option, is clearly inferior.	PPS1, PPS22	P1/3, P7/7	ENV8	CE85 Energy Conservation: Exemplar Projects – Preferred Approach	Statement could be regarded as procedural though its overall objective clearly supports sustainable policy on scarce resources. The Council might consider how the eventual policy would	A mixed response with general support, although some support for a higher target and some concern about the cost of implementation.

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					address translating successful demonstrations into more widespread adoption.	
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Structure Plan Policy P1/3 requires sustainable design for all new developments and Cambridge East provides the opportunity to develop as an example of excellence in the creation of a sustainable urban quarter. This could be achieved through particular projects, or an increased level of sustainability above existing requirements across the whole development.

E1/a-E1/d Delivering Cambridge East Objectives

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 implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		

Actions Following Preferred Options Consultation:

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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CE34 (1-2) Construction Strategy - Site Accesses and Haul Roads

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
There are no reasonable alternatives.				CE87 Site Accesses - Preferred Approach	Acceptable - the Council might consider extra wording to emphasise the need to protect the natural environment. Amend last sentence to add at the end "...as well as on the surrounding environment."	A mixed response with general support, and concern about the impact on local residents.

Actions Following Preferred Options Consultation: Pursue the Preferred Approach, amended to make clear that where impacts cannot be avoided they should be minimised in effect and duration.

Justification for Policy Approach: Cambridge East will be under construction for a long-time, and it is important to minimise the impact both on existing communities, and the early phases of Cambridge East.

CE34 (3-4) Construction Strategy – Construction Methods

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
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Structure Plan requirements for sustainable construction minimise potential for alternatives.		P7/11	CE94 Recycling of Building Materials – Preferred Approach	Acceptable.	General support but comment that it is more efficient to continue to use than recycle.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.					
Justification for Policy Approach: Recycling will reduce the waste generated by the new development.					

CE34 (5) Construction Strategy – Construction Spoil

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
Two options - Option 1 accommodate within the development; Option 2 transport away from site. Any other options would be a variation on these themes.	PPS1	P7/11		CE92 Construction Spoil - Preferred Option	Acceptable. Further consideration needs to be given to the impact of re-laying spoil locally but this option is clearly preferable to disposal off-site which will generate haulage traffic and may create environmental problems elsewhere. The Council proposes to amend the text: "Construction	General support but suggest alternative wording.

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					spoil should be stored and accommodated within..."	
Actions Following Preferred Options Consultation: Pursue the Preferred Option, amended to: - include reference in the supporting text to CE91 that spoil can be used to help construct sport and recreation facilities, eg earth mounds can be used for creating athletics training areas and BMX cycling tracks - replace reference to hazardous waste with "waste having potentially hazardous properties - move consideration of reprocessing steel to a revised CE94 which deals with recycling of building materials.						
Justification for Policy Approach: Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. Some spoil may assist in the creation of sport and recreation facilities. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil.						

CE34 (5) Construction Strategy – Construction Spoil						
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
Two options - Option 1 accommodate within the development; Option 2 transport away from site. Any other options would be a variation on these themes.	PPS1	P7/11		CE93 Construction Spoil - Rejected Option	We concur that disposal of spoil off-site is unsustainable and should only be considered if more detailed planning shows that on-site disposal is impractical.	Support for the Preferred Option.
Actions Following Preferred Options Consultation: Do not pursue Rejected Option.						
Justification for Policy Approach: Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. Some spoil may assist in the creation of sport and recreation facilities. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil.						

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CE34 (6) Construction Strategy – Earth moving: North of Newmarket Road

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
The only alternative, a "do nothing" option, is clearly inferior.	PPS1			CE91 Earth Moving: North of Newmarket Road – Preferred Approach	Acceptable.	Concern that demolition waste should not be included, and only clean soil should be used. Objection to the lack of reference to the opportunity to use spoil for recreation activities. General support for the preferred approach.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach but make it clear that reuse of soils will be limited to clean soil resources, in particular to ensure no adverse impact on the successful establishment of landscaping, and that use of spoil within Phase 1 North of Newmarket Road will also need to ensure that it is appropriate for landscape character.						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on amenity and the landscape.						

CE34 (7) Construction Strategy – Storage Compounds, Plant and Machinery

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
The only alternative, a "do nothing" option, is clearly inferior.				CE88 Storage Compounds, Plant and Machinery – Preferred	Acceptable.	General support for this approach.

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				Approach		
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing and new businesses and residents.						
CE34 (8) Construction Strategy – Construction Activities						
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
The only alternative, a "do nothing" option, is clearly inferior.				CE89 Construction Activities – Preferred Approach	Acceptable.	General support for this approach.
Actions Following Preferred Options Consultation: Pursue the Preferred Approach.						
Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing and new businesses and residents.						

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CE34 (9) Construction Strategy – Development Starting on Site

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
The only alternative, a "do nothing" option, is clearly inferior.				Not included.		

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Ensuring all phases of development are connected to each other and / or adjoining parts of the City by public transport, cycle and pedestrian routes will ensure access by all modes. It is important to provide modal choice from the first occupation, as it is very difficult to change people's habits away from use of the private car at a later date.

CE35 Strategic Landscaping

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
Guided by Structure Plan policy P9/2c. There are no reasonable alternatives		P7/4, P9/2c		CE90 Strategic Landscaping – Preferred Approach	Acceptable.	General support for this approach.

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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: Landscaping is a vital part of minimising the impact of development, and due to the time it takes to establish effective landscaping it is vital that implementation of a landscape strategy begins early in the development.

CE36 Management of Services, Facilities, Landscape and Infrastructure

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
There are no reasonable alternatives.	PPG17			CE69 Management of Open Space – Preferred Approach	Option is primarily procedural and not suitable for this assessment.	General support for this approach.

Actions Following Preferred Options Consultation: Develop a criteria based policy in the AAP requiring a management plan to be approved prior to the S46 agreement, and single ownership of facilitates, but allowing greater flexibility on the exact method of management.

Justification for Policy Approach: The exact model of management most suitable has yet to be determined, therefore a criteria based policy is an appropriate response. The model detailed in the preferred approach has proved successful in other areas. As detailed in the Preferred Approach, a single ownership of facilities offers significant benefits, and should be required.

CE37 Timing / Order of Service Provision

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
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There are no reasonable alternatives.		P9/8	CSR5	CE95 Timing / Order of Service Provision – Preferred Approach	This option is concerned with project planning for the development and is not suited to assessment. We assume that the need to match construction and service provision rates with expected occupancy is a pre-requisite.	General support but concerns about delivery - requires meticulous planning to avoid upheaval on existing residents during the build.
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Actions Following Preferred Options Consultation: Pursue the Preferred Approach.

Justification for Policy Approach: A policy is necessary to ensure provision of services, facilities and infrastructure when they are needed at each stage of development.

CE38 Cambridge Airport Safety Zones

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
There are no alternatives.				Not included		

Actions Following Preferred Options Consultation:

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Justification for Policy Approach: A policy is necessary to prevent inappropriate development in the Cambridge Airport Safety Zones.

CE39 Phasing North of Cherry Hinton

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
Development will be limited whilst the airport is operational to that which can be accommodated safely within the available land. The only alternative is for no development to take place while the airport is still operating.				Not included.		

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Cambridge East will be phased over a long period, with some development being dependent upon the relocation of the Airport. Phase 1 north of Newmarket Road is addressed in this AAP. In addition, there is scope for some land north of Cherry Hinton to come forward and a policy is needed to bring it forward.

E2/a Planning Obligations & Conditions Objectives

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
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Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.				Not included.		
Actions Following Preferred Options Consultation:						
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 Baseline Report.						
CE40 Infrastructure Provision						
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
There are no reasonable alternatives.				Not included.		
Actions Following Preferred Options Consultation:						
Justification for Policy Approach: A policy is necessary to ensure suitable arrangements are in place for the provision of the necessary infrastructure to make the scheme acceptable in planning terms.						