

DELIVERING THE CAMBRIDGE SOUTHERN FRINGE

CSF/22 – Construction strategy

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

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Unlike the other two AAPs, does not mention re-use of secondary materials, however current land use suggests this opportunity is limited.
1.3 Limit water consumption to sustainable levels	(–)	(–)	(–)	Potential temporary negative impacts due to demands for water on the site.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	Implicit in measures to prevent impacts around the site during construction.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	

3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	++	(+)	<p>Clearly supportive in requiring contractors to take steps to minimise air quality, noise, etc. impacts on local residents or existing and new properties, and to limit impacts on road traffic.</p> <p>The policy specifically prevents use of roads at these edge of the District by construction traffic serving redevelopment of land within the city boundary. We assume the City Council concurs with this approach.</p>
4.2 Minimise waste production and support recycling	+	+(+)	+(+)	<p>Supports objective by re-using construction spoil for sound-proofing along the M11. Current land uses permit little scope for re-using waste materials.</p>
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	<p>(There will be a need to take account of flood issues when preparing the sound-proofing barrier close to the Cam crossing but this is not an issue for the rest of the site).</p>
5.1 Maintain and enhance human health	+	++	(+)	<p>Considerate construction techniques and effective mitigation will limit impacts from odours and dust.</p>
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent,	~	~	~	

appropriate and affordable housing				
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Implicit in measures to prevent impacts around the site during construction.
Summary of assessment: Another straightforward development control policy to control impacts during the construction phase and to ensure they do not cumulate. The policy calls for a Considerate Contractors Scheme, and we would assume a construction strategy is required (as proposed for the other two developments) so that there is a clearly defined plan showing access and working arrangements, on-site management processes, etc. that will address the known impacts.				
Summary of mitigation proposals: See above.				
Secondary, cumulative or synergistic effects: None as the policy aims to address temporary impacts.				

CSF/23 – Countryside enhancement strategy

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

Sustainability Appraisal Objectives [abridged in some cases]

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

2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+(+)	++	Marked as positive as the supporting text mentions the range of landscaping that is expected, although the main intent of the policy concerns the planning application process.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	(Subsumed by comments under 2.2.)
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	As for 2.2.
3.3. Create places and spaces that look good and work well	+	+(+)	++	As for 2.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+(+)	++	As for 2.2.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Supportive because landscaping benefits those closest to the improvements. It is assumed some funding may come from public sources since other beneficiaries will be residents who already overlook this area.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: Little to comment on as this is largely a procedural policy seeking additional funding for the landscape improvements proposed in policy CSF/5.				
Summary of mitigation proposals: None however note our comments for CSF/5 concerning the lack of precedents for allowing the contributions in one local authority area to be used in an adjacent area.				
Secondary, cumulative or synergistic effects: None identified.				
CSF/24 – Making use of existing buildings and resources on site				
Proposes use of redundant site buildings as sources of secondary materials during re-development.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	

1.2 Reduce the use of non-renewable resources including energy	+	+(+)	++	Provides for recycling of building materials as appropriate, and use of locally sourced materials and those from sustainable sources.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	It is assumed that there are no listed structures affected by redevelopment of Trumpington West (this will need to be confirmed prior to planning application being granted) however the policy does make provision for incorporating any that are worthy and suitable for retention (this is considered to be a more sustainable solution than demolition and re-use of the materials).
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Assumed to be neutral given limited number of structures in the area.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	+	+	+	Clearly supports an element of recycling.

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~
5.1 Maintain and enhance human health	~	~	~
5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: A straightforward policy that probably has relatively little overall impact since there is a limited number of structures on the redevelopment site. Without site inspection it is not possible to determine which or how many might be worthy of retention or suitable for re-use consistent with the land uses planned for Trumpington West.			
Summary of mitigation proposals: None identified.			
Secondary, cumulative or synergistic effects: None identified.			

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

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

**Sustainability Appraisal Objectives
 [abridged in some cases]**

Assessment

Comments / Proposed Mitigation

Short Med. Long

1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	It is assumed any community involvement will be equable.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Community involvement is required by the policy.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: This is largely a procedural policy requiring submission of proposals and therefore the implications cannot be assessed at this stage. However the key requirement of public / community involvement is mentioned.				
Summary of mitigation proposals: None identified.				
Secondary, cumulative or synergistic effects: None identified.				

CSF/26 – Timing / order of service provision

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

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	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	
3.3. Create places and spaces that look good and work well	+	+	+	Spaces will not work well if housing is provided but transport, social and other infrastructure is not available in proportion in the same timescale.
4.1 Reduce emission of greenhouse gases and other	+	+(+)	++	Infrastructure is assumed to include transport facilities which

pollutants				must be provided in parallel with occupancy of the site to encourage adoption of sustainable transport from the outset.
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	?	?	?	Appears implicitly equitable.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Benefits from transport infrastructure providing access to off-site employment, amenities, etc.
7.2 Support appropriate investment in people, places, communications and infrastructure	+++	+++	+++	Clearly based on providing appropriate investment at the right time.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: Failing to provide supporting infrastructure will damage other policies to create a cohesive community that is well integrated with the existing Trumpington settlement and its facilities. Failing to deliver transport infrastructure could easily lead new residents to revert to commuting by car, frustrating efforts to encourage modal shift to more sustainable forms of transport. Failing to provide local facilities will force residents to undertake extra, longer journeys that conflict with the government's concept of what is a sustainable community. This policy addresses all these issues although further assessment of the developers' proposals will be necessary in due course.

Summary of mitigation proposals: Text might make it clearer that the policy also includes transport facilities, recognising that some developments (eg. guided busway) lie outside the control of the Council and the developer(s). Also, the policy contains a important statement about the funding of infrastructure by the development. Policy CSF/2 refers to development principles including implementation and we suggest it may be appropriate to position this statement where this key issue of funding is transparent.

Secondary, cumulative or synergistic effects: None identified as the policy aims to prevent a range of important and potentially cumulative secondary impacts.

NOTE:

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