

## **Appendix D/3**

# **Cambridge Southern Fringe Action Plan Audit Trail of Policy Development**

Special Council Meeting 9<sup>th</sup> May

## **Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies**

### **Consideration of Alternative Approaches and the Development of Draft Policies**

#### **Potential For Alternative Approaches**

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

#### **PPG/PPS**

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

#### **Structure Plan**

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

#### **Draft RSS**

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

#### **Preferred Options Report**

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

#### **Initial Sustainability Appraisal Result Summary / Changes**

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

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### **Summary of Result of Preferred Options Public Participation**

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

### **Actions Following Preferred Options Consultation**

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

### **Justification for Policy Approach**

Details the reasons why the draft policy was developed.

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### CSF1 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
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan and the Core Strategy guide what the outcome of the vision should be.	PPS1 para 33-39, PPG3 para 49, 54	P1/3, P2/1, P4/2, P7/4	SS3, SS16	CSF1 – Vision- Preferred Approach	In principle the option is acceptable, but this is a broad statement that is difficult to assess effectively without further detail.	Whilst there was some support, a variety of other views were put forward: that the plan should not include landscaping and recreation proposals south of Addenbrooke's, references should be included regarding rights of way and public transport, concern regarding the infrastructure requirements of the development (e.g. water), that no map was put forward showing the entire area of the AAP as well as various changes to the text of the option.
<b>Actions Following Preferred Options Consultation:</b> Include any changes to the Green Belt boundaries within South Cambridgeshire and which are necessary to permit a development at Trumpington West. Ensure that an attractive new edge to the city is created. Specify who is to prepare the Strategic Master Plan and Design Guide, Link to the County Council's Rights of Way Improvement Plan. Refer to the Addenbrooke's Link Road which will connect Hauxton Road to Addenbrooke's Hospital. Ensure that landscape impact/improvements are considered. Require investigation, recording and removal of any contamination associated with previously developed land or land which has been subject to experimentation with agro-chemicals. Include provision in the AAP for Water Conservation.						
<b>Justification for Policy Approach:</b> The Structure Plan identifies land to the south and east of Trumpington and adjoining Addenbrooke's Hospital for development to provide major urban extensions to Cambridge. It requires that provision be made for housing and mixed use development as well as a major new employment area all on land to be released from the Green Belt. In addition to these strategic developments which lie within Cambridge City, the Structure Plan requires that development brings about improvements to the adjoining countryside which will benefit the development and the communities which are being required to grow. The AAP includes policies and proposals for landscape, access and recreation between Trumpington / Addenbrooke's and the Wandlebury / The Magog Down. It also includes development at Trumpington West, an unforeseen opportunity for further development which will help increase the supply of housing in Cambridge and secure landscape and countryside access improvements along the River Cam corridor.						

### CSF2 Development and Countryside Improvement Principles

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result	Summary of Result of Preferred Options Public Participation
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					Summary / Changes	
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan and the Core Strategy, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.	PPS1 para 33-39, PPG3 para 49, 54	P1/3, P2/1, P4/2, P7/4	SS3, SS16	CSF2 – South of Trumpington & Addenbrooke's Objectives - Preferred Approach	Acceptable – this and option CSF3 present sustainable development objectives.	Representations were mixed, while many support the principles of enhancing the landscape and increasing public access, concerns were expressed that the size of the development would not allow this to be achieved and that too much public access would erode the environment in the area. One representation stated that no AAP was needed for the landscaping South of Trumpington & Addenbrooke's.
<b>Actions Following Preferred Options Consultation:</b> Include reference in the Cambridge Southern Fringe to (1) the need to protect and improve the aquatic environment of Hobson's Brook and Nine Wells, (2) enhanced access to the countryside must be managed in order to avoid environmental degradation, such as erosion through excessive trampling of fragile habitats and loss of species that are sensitive to disturbance, and (3) reference to the Coton Countryside Reserve. Ensure that the Cambridge Southern Fringe AAP includes reference to considering the possibility of links to other areas of strategic open space such as the Coton Countryside Reserve, Wicken Fen as proposed to be expanded and any country park which may come forward at Cambridge East.						
<b>Justification for Policy Approach:</b> The Policy develops many themes addressed by other options, and policies in the plan. The policy sets requirements to achieve high quality development to meet the needs of new residents of Trumpington West, and integrates development of the southern fringe with Cambridge.						

### CSF2 Development and Countryside Improvement 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
Although theoretically there is potential for a wide variety of alternative approaches, requirements of the Structure Plan and the Core Strategy, and implementation of the vision guide the policy, and many of the themes were addressed through other policies.	PPS1 para 33-39, PPG3 para 49, 54	P1/3, P2/1, P4/2, P7/4	SS3, SS16	CSF3 – Monsanto Area Objectives - Preferred Approach	As worded, this option is acceptable	Mixed views on the Objectives for the Monsanto Area, there was general support for the aim of connecting the development to the wider countryside although concern about how that is to be achieved. One representation stated that no alternatives to housing appear to have been considered. The development at

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other policies.						Monsato should not prejudice the wider development along the Southern Fringe of Cambridge, it should also be as sustainable and self contained as possible.
<b>Actions Following Preferred Options Consultation:</b> Change the landscape objective for the development at Trumpington West to read: "To ensure green corridors penetrate into the existing urban extension and connect it to the open countryside (including country parks). These should be within walking distance for the community and will also provide for wildlife and biodiversity." Ensure that the Cambridge Southern Fringe AAP include new and improved walking and cycling links to connect the new areas of development with each other and with the centre of Trumpington.						
<b>Justification for Policy Approach:</b> The Policy develops many themes addressed by other options, and policies in the plan. The policy sets requirements to achieve high quality development to meet the needs of new residents of Trumpington West, and integrates development of the southern fringe with Cambridge.						

C1-3 Trumpington West and the Southern Setting of Cambridge 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

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<b>CSF3 The Site For Trumpington West</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG/PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
<p>Whilst there are a wide variety of potential site options, realistic alternatives are limited by other policies, including those protecting the green belt, and the requirement to make best use of previously developed land. The three options put forward for consultation cover the broad approaches that could be taken. Retail uses would not be consistent with policies favouring town and city centres. Employment development would add to the in balance of housing and jobs and exacerbate commuting.</p>	<p>PPG3 para 22, PPG6</p>	<p>P1/3, P9/2b</p>		<p>CSF4 – Extent of Monsanto Development – Preferred Option</p>	<p>This option has problems associated with land take, water/ energy consumption, extension of the urban area towards a floodplain, and additional environmental impacts from housing and traffic. These impacts are sustainable provided land use change is justified by the opportunity to begin development soon in order to meet housing targets, and by the possibility that this obviates the need for development elsewhere that would have similar or worse impacts. As a result of the initial assessment the Council proposed rewording the introductory text to make clear the justification for the development.</p>	<p>Views were mixed; many representations express concern about the size of the development, and the strain this would put on Cambridge's infrastructure. There were also concerns about the effect on the landscape, the green belt, and appearance of Cambridge. Some representations considered it a good use of previously developed land. Others sought further justification through sustainability appraisal.</p>

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As above.				CSF5 – Extent of Monsanto Development – Alternative Option	In absolute terms this option is more sustainable than Option CSF4 or Option CSF6. Development is restricted to the existing brownfield land, limiting the amount of additional land take for community services, some of which might be shared with adjacent urban extension to the east of Hauxton Road. This option also limits the penetration of environmental impacts into a tranquil area, and limits the visual impact of new development. However the small size of the development limits its contribution to housing targets and we acknowledge this will restrict whether it would be self-sustained or whether residents would have to travel to other local centres (eg. Trumpington) for services and amenities.	The representations were polarised, some pointed out that this option restricts development to use previously developed land and as the smallest option and therefore as having the smallest impact on Cambridge. Others objected that it reduces contribution of the site to structure plan housing requirements.
As Above.				CSF6 – Extent of Monsanto Development – Rejected Option	Inherently unsustainable due to the size of the proposed development, which would involve considerable loss of Green Belt land, substantial	Representations generally support the rejection of this site.



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					impacts, and development adjacent to a river floodplain.	
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**Actions Following Preferred Options Consultation:** Change the approach to development at Trumpington West to adopt the site area being promoted by Trumpington Meadows Land Company (TMLC) with the following additional requirements (1) that development fronting the River Cam valley should be no higher than 2 stories, (2) that development fronting the M11 should include landmark buildings no greater in height than 4 stories and (3) that including development of any land within the current green belt is contingent on a legal agreement guarantees public access as well as landscape and habitat improvements to all of the land bounded by the Hauxton Road/A10 and River Cam between Grantchester Road and Hauxton Mill.

**Justification for Policy Approach:** Although it is not identified as a major location for an urban extension in the Structure Plan, the indication by the site owners to withdraw from the current research use and to explore its development potential provides an opportunity to deliver housing in a sustainable location making the best use of previously developed land and contributing to the Structure Plan housing target for this stage in the sequence of development. Unlike some sites on the edge of Cambridge, it is capable of early development. This is a location which is on a public transport corridor into the City. As well as bringing forward additional services as part of this development, it would be well related to existing facilities in Trumpington, although there will be a need to consider its relationship with any enhanced services and facilities which arise as a result of the developments in the City Council's area to the east and south-east of Trumpington.

Overall there was little public comment on development at Trumpington West. The greatest support is for the Council's preferred approach – Option 1. As part of the public consultation, the development company which has taken an interest in the development at Monsanto has asked the Council to consider a modified proposal which would now differ from the Council's preferred approach only marginally. This development company has undertaken a detailed topographical survey and as a result amended their proposal such that the extent of development on the riverside frontage would be drawn back from the river and follow the break in slope for the whole of this eastern edge. This is a marginal change but gives a less clear-cut boundary than the concrete road. It will be crucial to include quite detailed policies covering the treatment of the new urban edges, particularly the edge facing the river which will be viewed at the top of a slope, here a relatively low key approach with development no higher than 2 storeys would be most compatible with the minimising impacts on the river corridor. The southern frontage facing the M11 might be more appropriate for 'landmark' treatment on the Hauxton Road approaches to Cambridge and slightly higher buildings (3 or 4 storey) would better screen the warehouse buildings which will be retained north of the Park & Ride site and more in keeping with the height of buildings on the eastern side of Hauxton Road.

### CSF4 The 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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Alternative approaches limited by Structure Plan policy and the purposes of the Green Belt.	PPG2	P9/2b		Not included other than as a development option (see CSF3).	See CSF3	See CSF3
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### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** The Structure Plan sets a context for the review of the green belt and criteria to guide the process. It requires a review to serve the long-term development needs of Cambridge.

## Separation of Communities

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
Maintaining the separation of existing communities is a central role of the green belt which must be upheld.	PPF2	P9/2a		CSF10 – Separation of Communities – Preferred Approach	Acceptable.	Two representations supported maintaining the identity of nearby villages.

**Actions Following Preferred Options Consultation:** Carry forward the Preferred Approach into the Area Action Plan.

**Justification for Policy Approach:** The principle has been integrated into the green belt objectives, and utilised when considering site options.

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### **CSF5 Landscape, Biodiversity, Recreation and Public 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
The need to reflect the existing landscape character and support native biodiversity limit the potential for significant alternative approaches.	PPG7	P4/2, P7/2, P7/5, P8/9	ENV2	Not included.		

#### **Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** The scale of development requires significant mitigation measures. The Structure Plan requires new developments adjoining the countryside to consider informal leisure and recreation, conserving and enhancing biodiversity, maintaining and enhancing the character of urban fringes, including improving access to the countryside.

### **CSF6 The Structure of Trumpington West**

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
Most themes are covered by other policies and objectives in the plan, limiting the scope for alternative approaches. Specific design principles within the policy have scope for alternative approaches, such as the building height restrictions.				Not included.		

#### **Actions Following Preferred Options Consultation:**

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**Justification for Policy Approach:** The policy identifies the main structural elements that will make up the Trumpington West development. It captures many issues dealt with in other options and policies. It introduces design principles including height restrictions that were highlighted by public participation.

### **D2a-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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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.

### **CSF7 (a) Trumpington West 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
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Alternatives limited by the requirements of other policies.		P5/3, P1/3		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Based on requirements of other policies, the site is capable of accommodating 600 dwellings within south Cambridgeshire.						

### **CSF7 (b) Trumpington West 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
Alternative approaches would be to utilise other density requirements, but alternatives are limited by Structure Plan policy.	PPG3 para 58	P1/3, P5/3	SS16	Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> The Structure plan requires densities significantly above 40 in planned new communities. Given the location of this development relative to Cambridge and access to high quality public transport, a density of at least 50 dwellings per hectare is reasonable.						

### **CSF7 (c) Trumpington West Housing Types 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
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Alternatives are to seek certain housing types more explicitly, or a do nothing option that would leave it to the market to decide.	PPG3 para 11	P1/3, P5/4	H2	Not included.		
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### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the town, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the development.

### D3a-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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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.

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### **CSF8 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
Alternative approaches could be to allow different types of employment or provide for larger areas of employment, but alternatives are restricted by Structure Plan employment policies.	PPG3 para 49	P1/3, P2/1, P2/2, P9/2c	SS16, CSR4, E3	Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> The site is not listed as a strategic employment location in the Structure Plan. However, small scale employment opportunities will help achieve a balanced, mixed use community, with a sustainable mix of services and facilities.						

### **D4a-d 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						

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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 Baseline Report.

### **CSF9 (a-d) Community Services, Facilities, Leisure, Arts and Culture - Publicly and Commercially 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.	PPG3 para 49, PPG13 para 19	P1/3	SS12	Not included.		

#### **Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** Some facilities are essential for the development of a successful community, therefore certainty is required that they will be provided. This is especially important for the early phases of development to ensure a basic range of services that will help attract the first residents.

### **CSF9 (e) Community Services, Facilities, 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
Policy reflects fundamental principles of government policy and the Structure Plan. There are no reasonable alternatives.	PPG13 para 19, PPG17 para 21	P1/3		Not included.		

#### **Actions Following Preferred Options Consultation:**



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**Justification for Policy Approach:** Providing accessible services and facilities is a key element of producing a sustainable settlement.

### CSF9 (f) Community Services, Facilities, 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
Alternatives could be a do nothing option, or a specific requirement higher than the Council's policy requirement. Both are not reasonable alternatives.			C3	Not included.		

**Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** Reflects the council's public art policy.

### D5a-e 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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Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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 Baseline Report.

### **CSF10 (1-3) Road Infrastructure - Trumpington West**

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 points of access detailed are required to meet the access requirements of Trumpington West. Alternatives would not be reasonable, or offer only minor variations.	PPG13 para 87	P7/4	SS6	Not included.		

### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** To provide appropriate access to Trumpington West, two accesses are required onto Hauxton Road.

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### **CSF10 (4) Road Infrastructure – Addenbrooke's Access 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
Protecting the character of the landscape is required by the Structure Plan. A do nothing option is therefore not reasonable.		P7/4		Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Trumpington East / Addenbrooke's will require a new road to link Addenbrooke's to Hauxton Road. It will require appropriate landscaping to integrate into the existing landscape character.						

### **CSF11 (a) Alternative Modes**

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.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b>						

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### CSF11 (b) Alternative Modes – 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
The Structure Plan requires the development to be made highly accessible to public transport. Alternatives exist on how this is achieved, but the policy is based on a recognised walking standard.	PPG3 para 47, PPG13 para 19	P1/3, P8/2	SS6, SS16, T13	Not included.		

#### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** The Structure Plan and Core Policies require provision to be made for access by public transport. A 400m walking distance ensures all residents are within an average 5 minute walk, encouraging usage. With higher distances, usage levels would be reduced.

### CSF11 (c) Alternative Modes – Cycling and Pedestrians

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 for Cyclists and pedestrians required by Structure Plan and Core Strategy. There are no reasonable alternatives.	PPG13 para 76, 79	P1/3, P8/2	SS6, SS16, T12	Not included.		

#### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** Developing good quality linkages for pedestrians, horse riders and cyclists is vital to reducing car use.

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### CSF11 (d) Alternative Modes – Car Pooling

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. A do nothing option would miss the opportunity to explore its potential.			SS16	Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Car pooling can reduce the amount of land required for car parking. Policy makes clear this should be assessed through the Transport Assessment and Travel Plan.						

### D6a-h 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						

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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 Baseline Report.

### CSF12 (1) – Landscape Principles – Landscape 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
Development must relate sensitively to the landscape. The policy provides an approach to achieving this consistent with the approaches developed in the AAP. There are no significant reasonable alternatives.	PPG7	P1/3, P7/4, P7/5	SS8	CSF11 – Landscape Strategy – Preferred Approach	Acceptable, although consideration should be given to landscape impacts in the area of Byron's Pool, to the north of the Monsanto site, due to its historical/cultural associations.	Representations generally supported the intention of preparing a landscape strategy for the whole of the Southern fringe. One representation said the Historic Landscape Characterisation database should be used to help define the urban form. One representation says it is not needed.
<p><b>Actions Following Preferred Options Consultation:</b> Ensure that the policies of the Cambridge Southern Fringe AAP require that (1) any additional land-take for environmental enhancement is appropriate to the landscape, (2) refer to "integration" rather than "connectivity" and (3) ensure that the landscape strategy incorporates biodiversity enhancement measures.</p> <p>Ensure that the Cambridge Southern Fringe AAP and the City Local Plan policy requirement for a landscape strategy associated with the development at Addenbrooke's and Clay Farm/Royal Showground would allow for the developers to prepare the strategy for agreement by the Local Planning Authorities.</p> <p>Refer to the Historic Landscape Characterisation database which shows the evolution of the landscape over time, and where reinstatement of features in the landscape will assist in local character being reinforced.</p>						
<p><b>Justification for Policy Approach:</b> Trumpington West 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. It will assist in delivering a quality environment for residents and visitors.</p>						

### **CSF12 (2) – Landscape Principles – Treatment of 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
Requires a strategy in order to implement Core Strategy Policy DP6. There are no reasonable alternatives which are sustainable.				Not included.		

#### **Actions Following Preferred Options Consultation:**

**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. While as much spoil as possible should remain on the site, it is not appropriate for every type of spoil.

### **CSF12 (3) – Landscape Principles – Existing Landscape 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
No reasonable alternatives.	PPG7	P1/3, P7/4	SS8, ENV2	Not included.		

#### **Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** Essential in order to protect and enhance the landscape of the area.

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

### CSF13 (1-4) Landscaping within Trumpington West – Green Fingers

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 would be a do nothing option, but this is not reasonable as it does not reflect Structure Plan policy P1/3 or the Core Strategy.		P1/3, P7/5	ENV1	CSF12 – Green Corridors at Monsanto – Preferred Approach	Acceptable in principle as it will improve the open space and wildlife aspects of the built up area.	Representations generally supported the creation and enhancement of green corridors and spaces amongst the urban development. One representation said the Historic Landscape Characterisation database should be used to help define the urban form, one suggests cycle bridges over Hauxton road and a couple of minor wording changes are requested.
<b>Actions Following Preferred Options Consultation:</b> Ensure that the Cambridge Southern Fringe AAP includes reference to creating opportunities for wildlife and enhancing biodiversity within 'green streets'. Ensure that the Cambridge Southern Fringe AAP refers to the HLC database which shows the evolution of the landscape over time, and how reinstatement of features in the landscape will assist in local character being reinforced.						
<b>Justification for Policy Approach:</b> As well as visual amenity, green fingers will offer a recreational facility, and also support wildlife.						

### CSF13 (5) Landscaping within Trumpington West – Landscaping of the Built Environment

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 would be a do nothing option, but this is not reasonable as it does not reflect Structure Plan policy P1/3, or the Core Strategy.	PPG3 para 52	P1/3	ENV1	Not included.		
<b>Actions Following Preferred Options Consultation:</b>						



## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**Justification for Policy Approach:** Landscaping the built environment is a vital element to achieving local character and a high quality design.

### **CSF13 (6) Landscaping within Trumpington West – 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
No reasonable alternatives.		P1/3	ENV1	Not included.		

**Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** Required to ensure successful open spaces.

### **CSF14 (1) Linking Trumpington West to its Surroundings – Access 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
Site adjoins a major Cambridge radial road. No reasonable alternatives due to Core Strategy and Structure Plan requirements to respect and enhance local landscape character.		P1/3	ENV1	CSF13 – Roads and the Landscape - Preferred Approach.	Any new roads will introduce noise and light pollution as well as emissions. The impact of additional street lighting particularly along any new road that has the open land to	Representations were varied, a number mentioned omissions such as a cycling and walking strategy, public rights of way, a statement that any access would avoid conflicts with the Addenbrooke's road link or mention the Historic Landscape Characterisation database. There were also a number of suggestions saying where or where not trees or shrubs should be

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

					the south would have an adverse impact and the policy should ideally make it clear that this would be taken into account.	planted.
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**Actions Following Preferred Options Consultation:** Require landscaping, including landscaping of roadside verges, appropriate to the landscape character of the area. Include a landscape and recreation strategy for the countryside adjoining the development. Include a cycling and walking strategy. Include proposals for landscaping beyond the highway boundary where new/improved roads pass through the countryside. Includes within objectives and policies the aim to create a sustainable development at Trumpington West which gives effect to the principles of connectivity, local context and legibility as key features in developing a sense of place and identity.

Ensure that if there is any conflict between linking the Addenbrooke's Link Road into the Hauxton Road and providing access to Trumpington West, the Clay Farm/Royal Showground and Addenbrooke's development must take priority. Include measures to mitigate the impact of the Addenbrooke's Link Road and improved Hauxton Road on the wider landscape within South Cambridgeshire. Mitigate the impact of the road is by making the bridge a high quality landmark feature which permits people/wildlife to traverse the road/bridge in safety and which is well landscaped as befits this sensitive southern approach to the city.

**Justification for Policy Approach:** To minimise any adverse landscape and visual impact on the landscape of access roads.

### **CSF14 (2) Linking Trumpington West to its Surroundings – Connecting to the Wider Landscape**

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
Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy, therefore there are no reasonable alternatives.		P1/3, P7/4, P7/5	SS8, ENV2	Not included.		

**Actions Following Preferred Options Consultation:**

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**Justification for Policy Approach:** The value of landscaped areas within the development will be enhanced by linking them to landscape areas outside.

### **D7 a-f 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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.

### **CSF15 (1) Enhancing Biodiversity - Survey**

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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Necessary in order to meet requirements to protect and enhance biodiversity, there are no reasonable alternatives.	PPG9 para 26	P1/3, P7/2	ENV3	Not included.		
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### Actions Following Preferred Options Consultation:

**Justification for Policy Approach:** An ecological survey will help identify areas of value for the design process, to ensure they are appropriately protected and enhanced.

### **CSF15 (2) Enhancing Biodiversity – Managing and Enhancing 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
Conservation and enhancement of biodiversity required by the Structure Plan and Core Strategy. There are no reasonable alternatives.	PPG9 para 26	P1/3, P7/2	ENV3	CSF28 – Enhancing Biodiversity– Preferred Approach	Acceptable, although the wording is very general. Replace the term biodiversity wildlife with biodiversity and wildlife.	General support for the principle of encouraging biodiversity, a number of suggestions made: an ecological baseline survey should be carried out at Hobson's Brook CWS, areas of local importance to biodiversity need to be considered separately from areas of key importance to biodiversity as they can perform different roles and the option should avoid any generic template that would not be have it's own identity.

**Actions Following Preferred Options Consultation:** Ensure that each AAP requires that the new developments should have their own identity and be distinguishable from the others. Biodiversity and landscaping, as well as architecture and urban layout, can create a sense of identity.

Ensure that the cumulative value of 'low quality' habitat is considered as buffers, connecting strips and lower quality habitat.

A full ecological survey will be required by the Area Action Plan to ensure that valuable habitats are protected or re-provided as part of the development.

**Justification for Policy Approach:** Existing wildlife is a valuable resource that requires protection and enhancement.

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

### **CSF15 (3) Enhancing Biodiversity – Biodiversity 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.		P7/2	ENV3	CSF29 – Biodiversity Management – Preferred Approach	Acceptable.	Representations generally supported the option but were wary or dismissive of the need for a part time project officer.
<b>Actions Following Preferred Options Consultation:</b> Ensure that the Cambridge Southern Fringe AAP takes a flexible approach to the need for the development individually or together with other developments, to fund a project officer to help prepare and implement the biodiversity management strategy.						
<b>Justification for Policy Approach:</b> Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.						

### **CSF15 (4) Enhancing Biodiversity – Connecting Green Fingers and the Countryside**

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
Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy, therefore there are no reasonable alternatives.		P1/3, P7/2	ENV1, ENV3	CSF23 – Biodiversity: Connecting Green Corridors and the Countryside – Preferred Approach	Acceptable. Intention of connecting corridors with the countryside is particularly important.	Representations supported the requirement for green corridors to be continued through the urban extensions.
<b>Actions Following Preferred Options Consultation:</b> Include reference to potential for countryside links extending as far as the National Trusts expanded Wicken Fen proposal.						

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**Justification for Policy Approach:** Essential to allow movement of wildlife, connection the urban area to the countryside.

### D8a-b 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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.

### CSF16 Archaeology at Trumpington West

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

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Archaeological assessment essential to enable protection of archaeology required by Core Strategy and Structure Plan. There are no reasonable alternatives.	PPG16	P1/2		CSF31 – Archaeology at Monsanto – Preferred Approach	Generally acceptable. Option should be reworded to make clear the need to provide time for excavation. We consider this option might be covered by one in the Core Strategy DPD and that it might be removed.	General support for the requirement for further archaeological assessment of the Monsanto site, one representation states that the Historic Landscape Characterisation database should be used to help shape the development.
<b>Actions Following Preferred Options Consultation:</b> Ensure that the Cambridge Southern Fringe AAP includes reference to the need to analyse the evolution of the local landscape through the Historic Landscape Characterisation database, and use this to help shape the development.						
<b>Justification for Policy Approach:</b> Protection of archaeology is required by government guidance and the Structure Plan. Requirement for an assessment will ensure that this is implemented effectively.						

D9a-c 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**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.

### CSF17 – Sports Provision at Trumpington West

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 limited by Green Belt Policy detailed in the Core Strategy.		P1/3		CSF23 – Sports Provision for Monsanto – Preferred Option	Both the Preferred and the Alternative option (CSF24) involve additional land take in the Green Belt and some facilities would be floodlit. Option CSF23 is preferable because it attempts to mitigate these impacts.	Representations were mixed, one supported putting sports pitches in the green belt and one stated that this should not be allowed as it is not in accordance with PPG2.
Rejected Option tests the possibility of inappropriate uses in the green belt for this development.		P1/3		CSF24 – Sports Provision for Monsanto - Rejected Option	Option is unsustainable as it involves additional land take from the Green Belt. Floodlighting in particular would be intrusive in a tranquil area.	Representations were mixed, one supported putting sports pitches in the green belt and one stated that this should not be allowed as it is not in accordance with PPG2.

**Actions Following Preferred Options Consultation:** Carry forward the Preferred Approach into the Area Action Plan, however, this is covered in Core Strategy Green Belt Policies.

**Justification for Policy Approach:** Issue is covered by Green Belt policy in the Core Strategy, restricting inappropriate development.



## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

### **CSF17 Sports Provision for Addenbrooke's / Trumpington – Paragraph D9.2**

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Given the development anticipated within Cambridge City, this is the only reasonable approach.		P1/3	ENV1, C4	CSF22 – Sports Provision for Addenbrooke's / Trumpington– Preferred Approach	Acceptable.	Representations were mixed, one supported keeping sports pitches north of the administrative boundary and one stated that this requirement is too prescriptive and cannot plan for the area within the Cambridge administrative boundary.
<b>Actions Following Preferred Options Consultation:</b> Carry forward the Preferred Approach into the Area Action Plan.						
<b>Justification for Policy Approach:</b> Although detailed in the text of the Area Action Plan, a policy is not required. Given the location of development anticipated within Cambridge City, it is reasonable to expect pitches to be located within the Cambridge City boundary.						

### **CSF17 (1)– Public Open Space and 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
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## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Alternatives reflect the respective Authority's open space standards. Alternative approach would be to have a unique standard for this development, but that is not considered a reasonable alternative as District standards are based on PPG17 style assessments.	PPG3 para 53, PPG17 para 23	P1/3	ENV1, C4	CSF19 – Public Open Space – Preferred Option	Acceptable on sustainability and procedural grounds. Open space provision will be based on standards that apply in the area (i.e.. within the city boundary) where development will occur.	General support for the use of Cambridge City's playspace and informal open space standards to the whole of the Southern Fringe, one representation stated that standards can be based on the City's standards but they must be adopted in the AAP, and not merely referred to.
	PPG3 para 53, PPG17 para 23	P1/3	ENV1, C4	CSF20 – Public Open Space – Alternative Option	Acceptable on sustainability grounds but for procedural reasons CSF19 is preferable.	Representations were against applying different standards for open space across Cambridge Southern Fringe.
<b>Actions Following Preferred Options Consultation:</b> Proceed with the Preferred Option to include the City Council's recreation and open space standards for the whole of the Trumpington West development.						
<b>Justification for Policy Approach:</b> As the development will function as part of the City, a consistent standard should be used across the development.						

<b>CSF17 (2-3)– Public Open Space and Sports Provision – Formal Sports Provision</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG/PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
There are no reasonable alternatives, as developments are required to meet additional community requirements generated by the development.	PPG3 para 53, PPG17 para 23	P1/3, P6/1	ENV1, C4	CSF21 – Sports Provision in the Southern Fringe – Preferred Approach	Option not assessed as it deals only with the need to draw up a strategy.	Representations generally supported the idea of a consistent strategy of sports provision across the developments for the southern fringe, although clarification as to how this will be achieved and what this means is requested. One representation stated that this is a matter for Cambridge City Council.

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**Actions Following Preferred Options Consultation:** Ensure that the Cambridge Southern Fringe AAP clarifies that provision will be needed for sport pitches and other forms of outdoor and indoor sports facilities that are needed to serve the development. Include reference to how the proposed recreation strategy will be used in determining development requirements. In addition, Sport England's role in assisting with the assessment of sports provision will be indicated.

**Justification for Policy Approach:** A strategy for formal sport provision will enable comprehensive planning of facilities. It will be developed in partnership with stakeholders.

### CSF17 (4)– 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
Alternatives limited by operation of Open Space standards which include play space. Alternative approaches available on the distribution of play spaces.	PPG3 para 53, PPG17 para 23	P1/3	ENV1, C4	CSF25 – Children's Play Strategy – Preferred Approach	Option not assessed as it deals only with the need to draw up a strategy.	One representation stated that the principle input for a Children's Play strategy should come from the City Council.

**Actions Following Preferred Options Consultation:** Carry forward the Preferred Approach into the Area Action Plan.

**Justification for Policy Approach:** Distribution of play spaces is important to ensure provision meets local needs. Standards are based on NPFA recommendations.

### CSF17 (4)– Public Open Space and Sports Provision – Children's Play Areas and Youth Facilities - Design

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 Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

A do nothing option would miss opportunities to assist good design, and is therefore unreasonable.		P1/3	CSF26 – Children's Play: Community Involvement– Preferred Approach	Acceptable.	No representations were received about this option.
<b>Actions Following Preferred Options Consultation:</b> Carry forward the Preferred Approach into the Area Action Plan.					
<b>Justification for Policy Approach:</b> Involvement of local people in design can improve development, and aid community spirit and a feeling of ownership by local people.					

<b>CSF17 (5)– Public Open Space and Sports Provision – Phasing of the Delivery of Open Space</b>						
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.						
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Due to the time required to develop sports pitches, early provision is essential. Phasing is also addressed in policy CSF26 on Order of Service Provision, and will also be addressed through the landscaping strategy.						

<b>CSF18 – Countryside Recreation</b>						
Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result	Summary of Result of Preferred Options Public Participation

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

					Summary / Changes	
There are no reasonable alternatives, the Structure Plan requires urban fringe areas to provide improved access to the countryside.	PPG17 para 25	P1/3, P4/2, P8/9	SS8, CSR5, ENV1	CSF27 – Countryside Recreation – Preferred Approach	As worded this is a procedural option, although the requirements it states will make the Masterplan more sustainable.	There was general support for good access to the countryside, but it should include a network of bridleways, managed to avoid environmental degradation. One representation stated that improved public access is not always appropriate and some areas should be left as wildlife refuges.
<b>Actions Following Preferred Options Consultation:</b> Ensure that horse riding is accommodated within any network of new and existing routes. Where possible, ensure that the countryside access strategy for the Cambridge Southern Fringe provides links to existing or planned routes which connect to the main areas of countryside recreation/interest around Cambridge. Ensure that the countryside access strategy limits public access to those parts of the river that are important for otters and other species of flora and fauna.						
<b>Justification for Policy Approach:</b> Whilst urban fringe areas are under considerable development pressure, they also provide opportunities to improve public access to the countryside. Access will be achieved through improvements and connections to the public rights of way network, and implementation of the Strategic Open Space standard being developed by the County Council.						

### D10a-g Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**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.

### CSF19 Drainage Strategy For The South of the City (paragraph D10.2)

Potential For Alternative Approaches	PPG/PPS	Structure Plan	Draft RSS	Preferred Options Report	Initial Sustainability Appraisal Result Summary / Changes	Summary of Result of Preferred Options Public Participation
Options cover the two broad alternative options available.	PPG25 para 42	P1/3, P6/4	SS14, ENV9	CSF7 – Drainage Strategy for the South of the City– Preferred Option	Acceptable. The option also means more infrastructure supporting housing extensions lie within the city boundary, keeping the land in South Cambridgeshire undeveloped.	Representations expressed concern about flood risk and increased pressure on sewage works. Some representations said that balancing ponds should be within the City boundary, one that they should be within South Cambs.
	PPG25 para 42	P1/3, P6/4	SS14, ENV9	CSF8 – Drainage Strategy for the South of the City– Rejected Option	Acceptable – concur with the Council's view that the rejected option would have adverse landscape impacts.	Representations indicated the Council should ensure there is sufficient evidence to demonstrate that this option should be rejected.

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**Actions Following Preferred Options Consultation:** If balancing ponds associated with the Addenbrooke's Link Road must be located in the sweep of countryside in South Cambridgeshire beyond the housing and employment development in Cambridge, ensure that the AAP includes policies requiring that they be incorporated into the development landscape and recreation improvements. Ensure that the Strategic Flood Risk Assessment of major development proposals in and affecting South Cambridgeshire will be taken into account in making development allocations and development requirements for surface water attenuation. Ensure that the Cambridge Southern Fringe AAP provides a suitable framework for South Cambridgeshire and Cambridge City to SUDs options on site to maximise development of multi-functional features and to reduce/eliminate need for drainage features away from development. Ensure that the mitigation of potential flood risk associated with increased volumes of treated water discharge from Cambridge STW as a result of development in and on the edge of Cambridge is the subject of developer contributions as part each site's infrastructure provision package. Now that the County Council has chosen a southern alignment for the Addenbrooke's Link Road, it is possible that any associated balancing ponds may have to be located within South Cambridgeshire.

**Justification for Policy Approach:** The policy addresses the needs of the Trumpington West development. It makes clear any balancing ponds should be integrated within or adjoining development in the southern fringe, in order to protect the character of the wider landscape.

### CSF19 (a) – 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
Core Strategy and the Structure Plan require sustainable drainage systems to be used where ever practicable, therefore there are no reasonable alternatives.	PPG25 para 42	P1/3, P6/4	SS14, ENV9	CSF9 - Drainage for the Monsanto Location – Preferred Approach	Drainage techniques accord with guidance in PPG25 but attention needs to be given to the impact of runoff into the Granta and its floodplain. Runoff volume will vary according to whether CSF4 or CSF5 is the final preferred option.	The majority of representations supported the option. One representation said the Council should ensure it is able to demonstrate SUDs are better than any other alternatives.

**Actions Following Preferred Options Consultation:** Ensure that the Cambridge Southern Fringe AAP refers to Sustainable Drainage Systems not Sustainable Urban Drainage Systems which do not just apply in urban situations.

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

**Justification for Policy Approach:** Sustainable drainage systems can reduce the quantity of surface water run off through infiltration and retention systems, and can also have biodiversity and design benefits. They are required to be utilised where ever practicable.

### **CSF19 (b) – 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
No reasonable alternatives.		P1/3, P6/4	SS14, ENV9	Not Included		

#### **Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** The policy clearly established what the foul drainage and sewage disposal system must achieve. It aims to ensure protection for the environment, and from flooding, at all stages of the development.

### **CSF19 (c-d) – 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
No reasonable alternatives.		P1/3, P6/4	SS14, ENV9	Not Included		

#### **Actions Following Preferred Options Consultation:**



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**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.

### CSF19 (e) – 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
Core Strategy and the Structure Plan require water conservation measures. Alternatives available on the specific measures sought, but the approach is based on BRE research 2001.		P1/3	ENV9	Not Included		

#### Actions Following Preferred Options Consultation:

**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 requires action to be taken to conserve water. The 25% target offers a realistic and achievable goal, which offers significant savings.

### D11a-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
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## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				Not included.		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.						

<b>CSF20 – Telecommunications Infrastructure</b>						
<b>Potential For Alternative Approaches</b>	<b>PPG/PPS</b>	<b>Structure Plan</b>	<b>Draft RSS</b>	<b>Preferred Options Report</b>	<b>Initial Sustainability Appraisal Result Summary / Changes</b>	<b>Summary of Result of Preferred Options Public Participation</b>
Core Strategy and the Structure Plan require infrastructure for modern telecommunications for new developments. There are no reasonable alternatives.		P1/3, P6/5	E6	Not Included		
<b>Actions Following Preferred Options Consultation:</b>						
<b>Justification for Policy Approach:</b> Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.						

## Cambridge Southern Fringe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

### **CSF21 – 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
A do nothing option exists, but would not contribute so effectively towards achieving environmental sustainability.		P1/3	SS16	Not Included		

#### **Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** The Structure Plan requires a high standard of sustainability for all development. This a significant contribution to achieving this goal can be achieved through particular projects, or an increased level of sustainability above existing requirements across the whole development.

### **E1a-e Phasing and Implementation 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
Limited by requirements of other plans and programmes, and the vision for the Southern Fringe.				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 Baseline Report.

### **CSF22 (a-b) – Construction Strategy – Site Access 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.				Not Included		

#### **Actions Following Preferred Options Consultation:**

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

### **CSF22 (c) – 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
There are no reasonable alternatives.				Not Included		

#### **Actions Following Preferred Options Consultation:**

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**Justification for Policy Approach:** An important part of the strategy to minimise the impact of construction on existing communities.

### CSF22 (d) – 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
There are no reasonable alternatives.				Not Included		

**Actions Following Preferred Options Consultation:**

**Justification for Policy Approach:** An important part of the strategy to minimise the impact of construction on existing communities.

### CSF22 (e) – 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
Requires a strategy in order to implement Core Strategy Policy. There are no reasonable alternatives.		P1/3		CSF17 – Spoil Strategy – Preferred Approach	This option is complicated because spoil will be generated by development in the City and in South Cambs District. We recommend it is reworded to make clear what the Council	General support for keeping construction spoil on-site.

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					proposes to do with the spoil. As a result of our initial assessment the Council has proposed to amend the option. A strategy would be needed to ensure appropriate disposal of spoil in a sustainable way without adversely affecting landscape character and the landscape setting of this key part of the Cambridge Green Belt.	
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**Actions Following Preferred Options Consultation:** The AAP for the Southern Fringe should continue to reflect the need for deposition of waste on-site to be sympathetic to the landscape features and the Green Belt setting.

**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. While as much spoil as possible should remain on the site, it is not appropriate for every type of spoil.

### **CSF23– Countryside Enhancement 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, the Structure Plan requires urban fringe areas to provide improved access to the countryside, and a strategy provides a means of implementation.	PPG17 para 25	P7/5, P8/9	SS8, CSR5, ENV1	Not Included		

**Actions Following Preferred Options Consultation:**

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**Justification for Policy Approach:** Provision and implementation of a countryside enhancement strategy will ensure a coordinated approach to countryside improvements and access.

### CSF24 – Making Use of Existing Buildings / Resources 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
Structure Plan and Core Strategy requirements for sustainable construction minimise potential for alternatives.		P1/3	SS16	CSF18 – Recycling of Building Materials – Preferred Approach	Acceptable.	No representations were received about this option.

**Actions Following Preferred Options Consultation:** Carry forward the Preferred Approach into the Area Action Plan.

**Justification for Policy Approach:** Recycling will reduce the waste generated by the new development.

### CSF25 – 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, as a strategy is vital to ensure implementation.				CSF14 – Open Space Maintenance and Management Plan – Preferred Approach	Acceptable, but ideally the option should be reworded to state that environmental bodies will be consulted also.	General support for an appropriate management strategy to be drawn up and agreed ahead of any planning application.

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**Actions Following Preferred Options Consultation:** Ensure that the Open Space Maintenance and Management Plan includes reference to maintaining the historic interest of the landscape. Require funding of open space, both capital and revenue costs, for at least 5 years. Ensure that the Cambridge Southern Fringe AAP either requires that that a management strategy is either agreed before any planning permission is granted or that the AAP requires that any planning permission is subject to a 'Grampian' condition requiring that a landscape management strategy be agreed before development commences.

**Justification for Policy Approach:** It is important that services, facilities and infrastructure are properly managed and maintained to ensure they serve the development well long after completion. A single ownership of facilities offers significant benefits, and should be required.

### **CSF25 Open Space, Maintenance and Management**

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 cover the two broad alternative options available.				CSF15 – Open Space Maintenance and Management Through a Trust– Option 1	Option not assessed as it deals with procedural matters.	General support for open space to be managed and maintained through a trust.
				CSF16 – Open Space Maintenance and Management Through a Local Authority – Option 2	Option not assessed as it deals with procedural matters.	Representations objected to open space being managed and maintained through the Local Authority.

**Actions Following Preferred Options Consultation:** Develop a criteria based policy.

**Justification for Policy Approach:** The exact model of management most suitable has yet to be determined, in partnership with stakeholders, therefore a criteria based policy is an appropriate response.



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### **CSF26– 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
Procedural policy to ensure effective implementation. There are no reasonable alternatives.		P6/1, P6/2, P9/8	H3	Not Included		

#### **Actions Following Preferred Options Consultation:**

**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.

### **Energy 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 approach would be to operate a different policy for this development.	PPS22 para 8, 18	P1/3	ENV8	CSF32 – Energy Provision – Preferred Approach	Comments reflect those for energy in the Core Strategy. We recommend that more consideration be given to wind generation (recognising the need for careful site selection) and biomass power (given the ready source of materials).	Representations were varied, one expressed concern about the difference in thresholds between the City and South Cambs when requiring 10% renewable energy, one was worried about overburdening developers, concerns were raised about repetition of policies in the Core Strategy and one representation stated the option is too simplistic.

**Actions Following Preferred Options Consultation:** Rely on the Core Strategy approach to energy provision in the major developments.

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**Justification for Policy Approach:** Approach to energy provision has been developed through core policy NE3

### **Energy 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
Alternative approach would be to operate a different policy for this development.	PPS1 para 22	P1/3	SS16	CSF33 – Energy Conservation – Preferred Approach	Acceptable.	A number of representations stated that Energy Conservation is a matter for Building Control, some representations saw the option as simplistic or undermine the viability of developments and some representations supported the option.

**Actions Following Preferred Options Consultation:** Consistent with the emerging policy ENV8 of RSS14, it is appropriate to require developments to maximise energy efficiency through sustainable design and construction etc, but encourage developers to strive to achieve energy efficiency standards beyond Building Regulations. A standard above Building Regulations requirements could be "traded" for part of the renewable energy requirement through negotiation.

**Justification for Policy Approach:** Approach to energy provision has been developed through core policy NE1

### **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
Alternative approach would be to operate a different policy for this development.	PPG24 para 5			CSF34 – Noise – Preferred	Acceptable. We assume any development would have to meet noise limits to gain	One representation stated that a noise policy is included in the Core Strategy and this is not needed and one representation suggested trees as an effective noise barrier.

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				Approach	planning approval, although there is a need to consider noise from the M11 on the development.	
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**Actions Following Preferred Options Consultation:** Rely upon the generic noise policy in the Environmental Standards section of the Core Strategy. Ensure that dense woodland planting is at least an option for providing noise attenuation from the M11 for Trumpington West.

**Justification for Policy Approach:** Approach to energy provision has been developed through core policy NE18

### Planning Obligations and Conditions (Objective E2/a)

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
None, requirements are detailed throughout the AAP.		P6/1, P6/2, P9/8	CSR5	CSF35 – Developer Contributions to Enhancement – Preferred Approach	Acceptable. Note that the option raises the issue that contributions would be raised based on development in Cambridge City and used to meet costs of improvements in South Cambridgeshire. Note also that a reference to Section 106 agreements should be changed to Section 46 following the recent planning reforms.	Representations were mixed, some supported the option of developer contributions for landscaping throughout the Southern Fringe and a number of other measures were suggested as needing developer contributions such as community services and facilities, archaeology, and heritage. One representation stated that the option needs to be more specific about what will be required, and one stated that certain types of development are exempt from these contributions.

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**Actions Following Preferred Options Consultation:** Add 'archaeology and heritage'. Ensure that the Cambridge Southern Fringe AAP policies require that any residential development at Trumpington West will contribute to other community infrastructure in addition to landscape biodiversity and public access to the countryside. Conversely it would be expected that the development within the City Council area would contribute to landscape and other countryside improvements in South Cambridgeshire. Ensure that the Cambridge Southern Fringe includes policies requiring countryside mitigation measures for all developments at Addenbrooke's, Clay Farm/Royal Showground and Trumpington West. Retain a minimum indicative list of facilities required. Request Cambridgeshire Horizons to undertake further work to feed into the masterplanning process. Ensure that the AAP includes a policy which sets out criteria for specifying facilities which developers will be expected to contribute towards or provide in full.

**Justification for Policy Approach:** Planning obligations and conditions are required to ensure appropriate provision for new residents, and mitigation of the impact of the development.